

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: North Greenwood / 5

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 1,002

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$148,700	\$156,000	\$304,700	\$325,200	93.7%	12.03%
2006 Value	\$155,600	\$164,400	\$320,000	\$325,200	98.4%	11.99%
Change	+\$6,900	+\$8,400	+\$15,300		+4.7%	-0.04%
% Change	+4.6%	+5.4%	+5.0%		+5.0%	-0.33%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.04% and -0.33% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$155,000	\$147,700	\$302,700
2006 Value	\$162,200	\$156,300	\$318,500
Percent Change	+4.6%	+5.8%	+5.2%

Number of one to three unit residences in the Population: 5,781

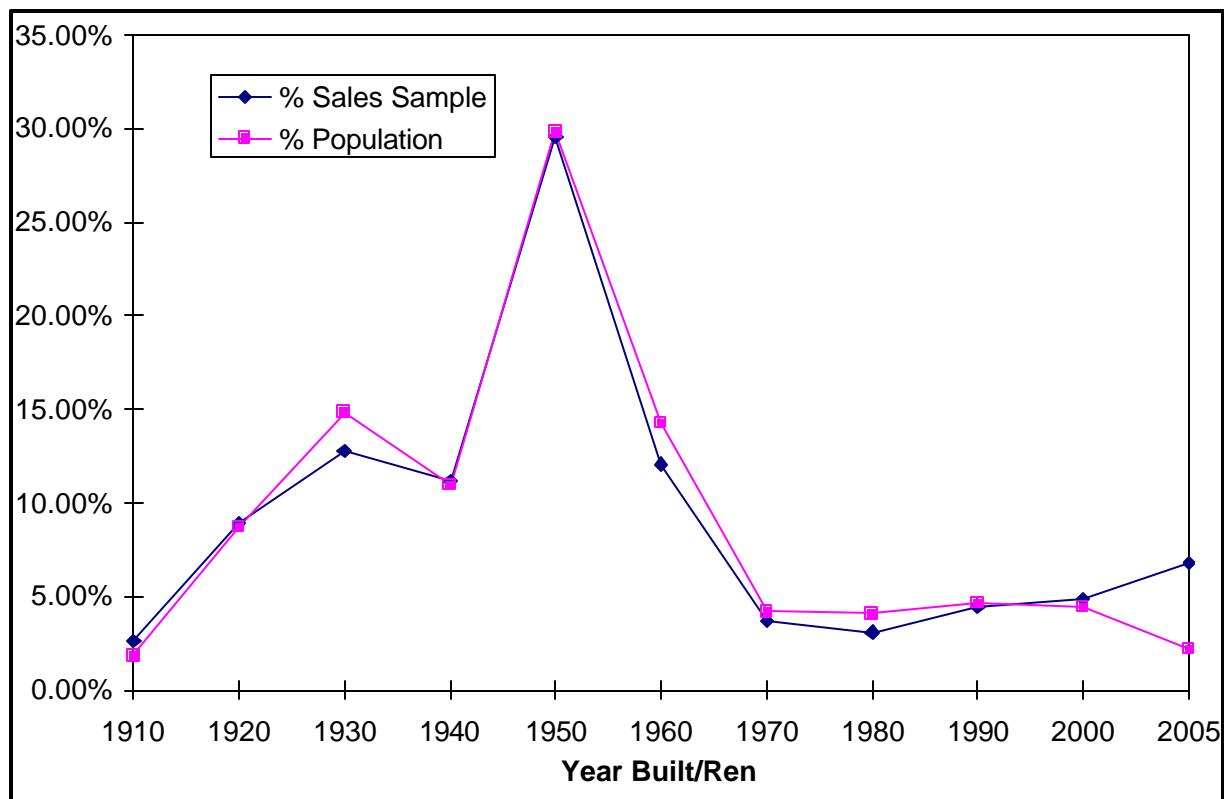
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built or renovated after 1979 were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Duplexes were at a lower assessment ratio and were adjusted upward more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	26	2.59%
1920	89	8.88%
1930	128	12.77%
1940	112	11.18%
1950	296	29.54%
1960	121	12.08%
1970	37	3.69%
1980	31	3.09%
1990	45	4.49%
2000	49	4.89%
2005	68	6.79%
	1002	

Population		
Year Built/Ren	Frequency	% Population
1910	105	1.82%
1920	503	8.70%
1930	859	14.86%
1940	634	10.97%
1950	1725	29.84%
1960	825	14.27%
1970	241	4.17%
1980	236	4.08%
1990	269	4.65%
2000	256	4.43%
2005	128	2.21%
	5781	

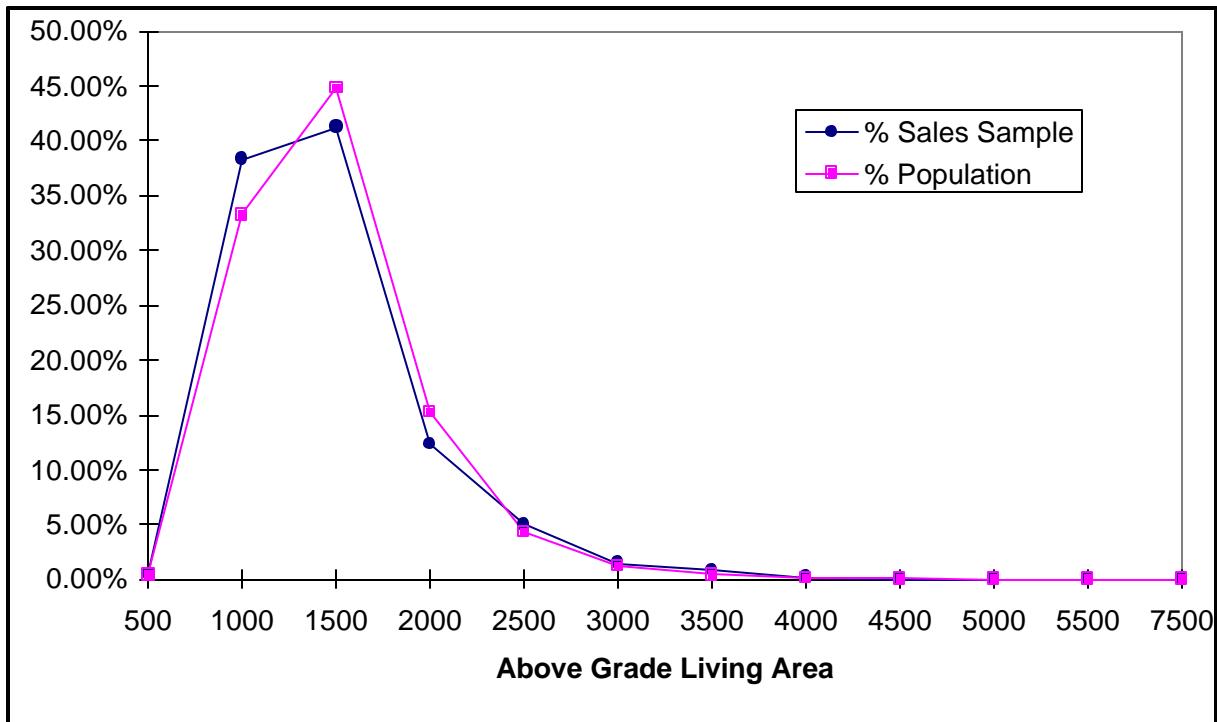


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. The sale frequency distribution follows the population distribution very closely with regard to Year Built/Renovated for all other ages.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	5	0.50%
1000	384	38.32%
1500	413	41.22%
2000	124	12.38%
2500	50	4.99%
3000	15	1.50%
3500	9	0.90%
4000	2	0.20%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	1002	

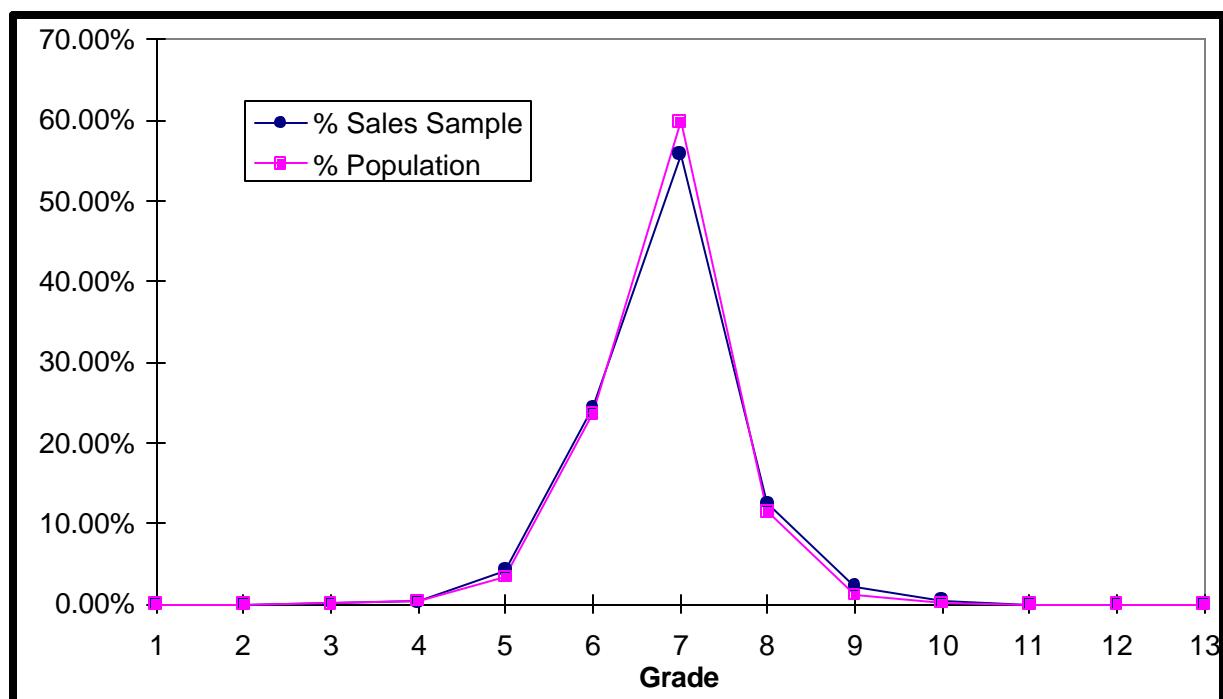
Population		
AGLA	Frequency	% Population
500	26	0.45%
1000	1922	33.25%
1500	2588	44.77%
2000	883	15.27%
2500	253	4.38%
3000	71	1.23%
3500	26	0.45%
4000	8	0.14%
4500	3	0.05%
5000	0	0.00%
5500	1	0.02%
7500	0	0.00%
	5781	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

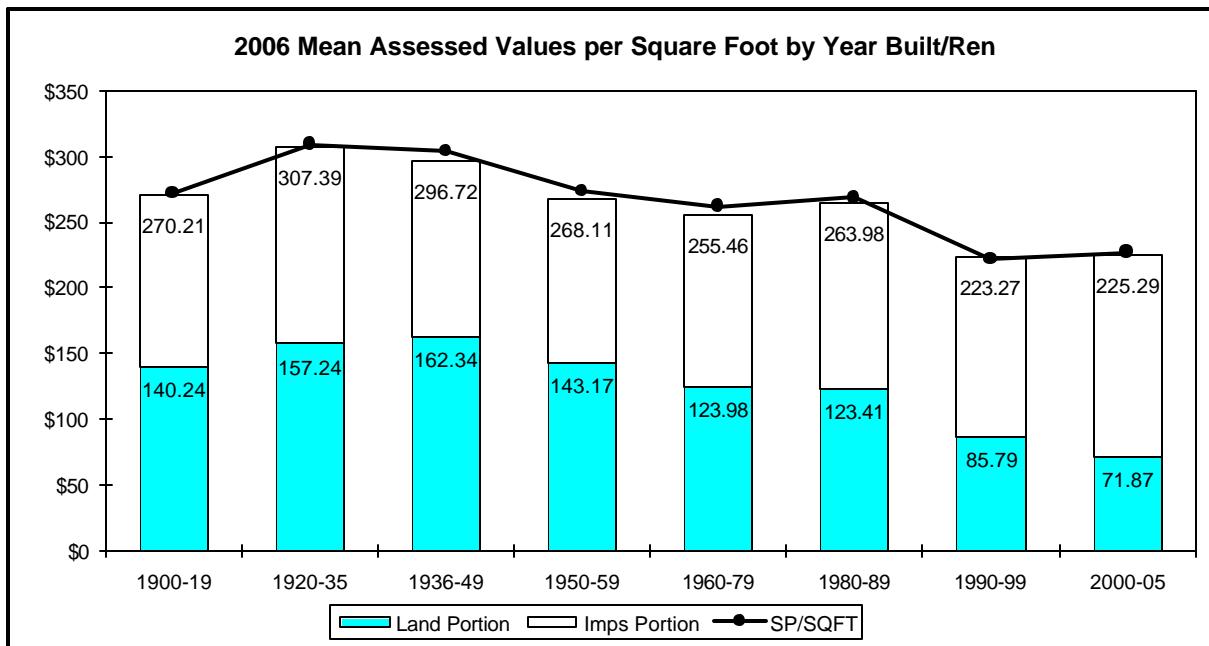
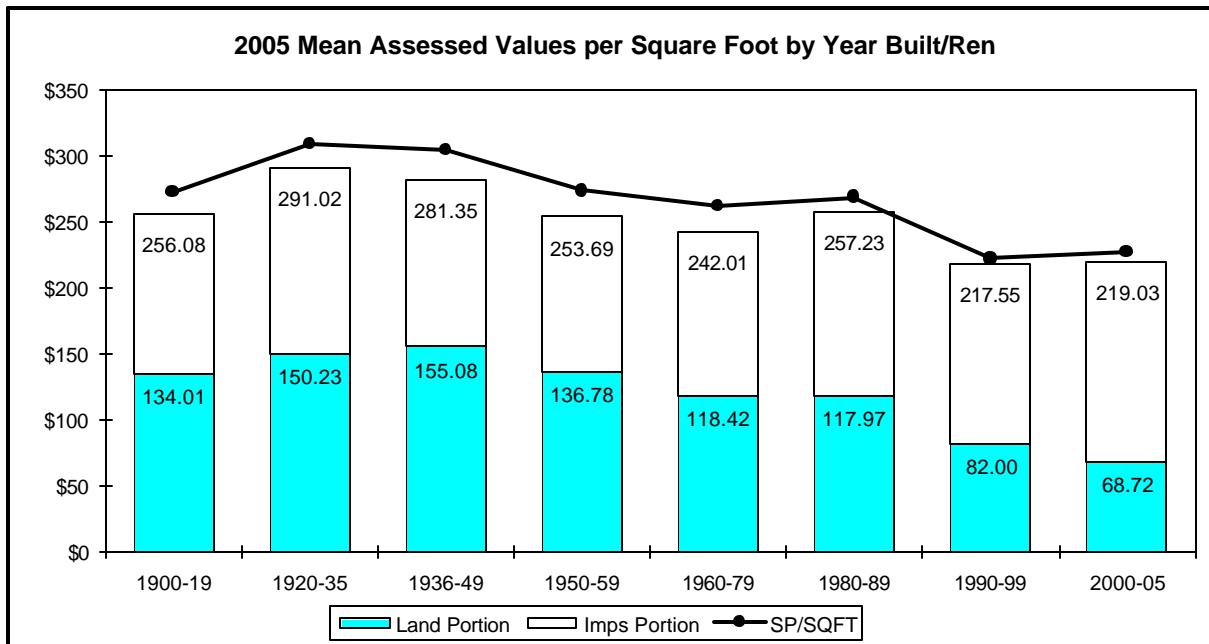
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	1	0.10%	3	2	0.03%
4	3	0.30%	4	19	0.33%
5	42	4.19%	5	198	3.43%
6	244	24.35%	6	1365	23.61%
7	559	55.79%	7	3458	59.82%
8	126	12.57%	8	661	11.43%
9	22	2.20%	9	65	1.12%
10	5	0.50%	10	12	0.21%
11	0	0.00%	11	1	0.02%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
1002			5781		



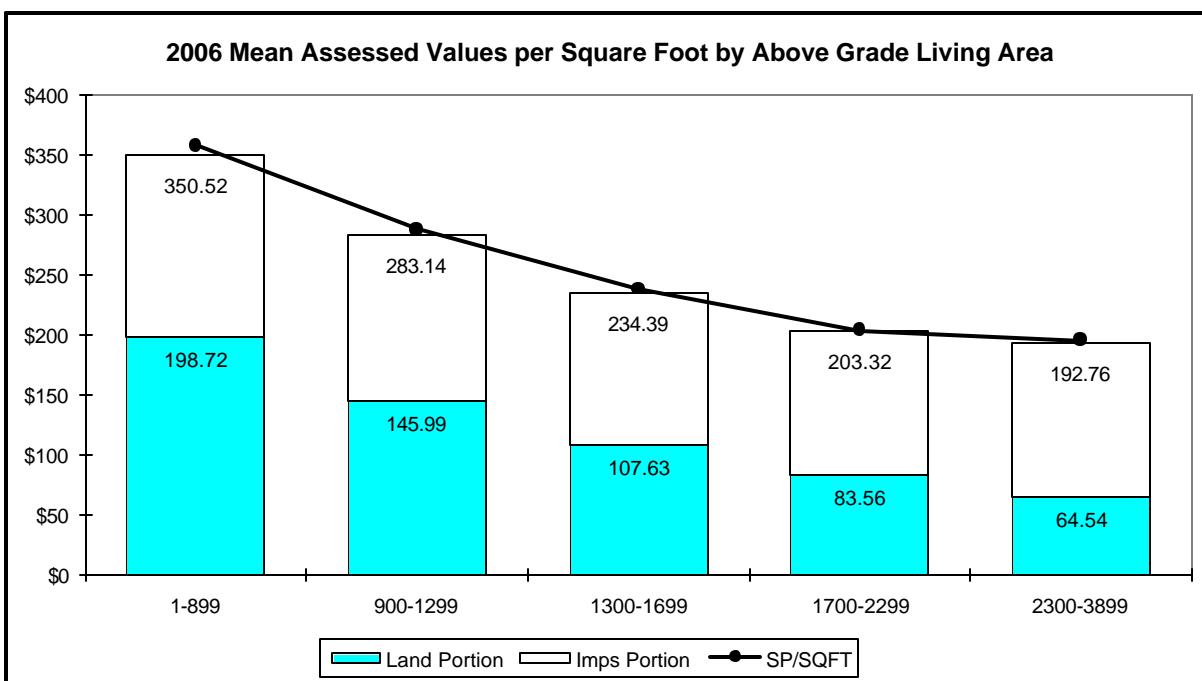
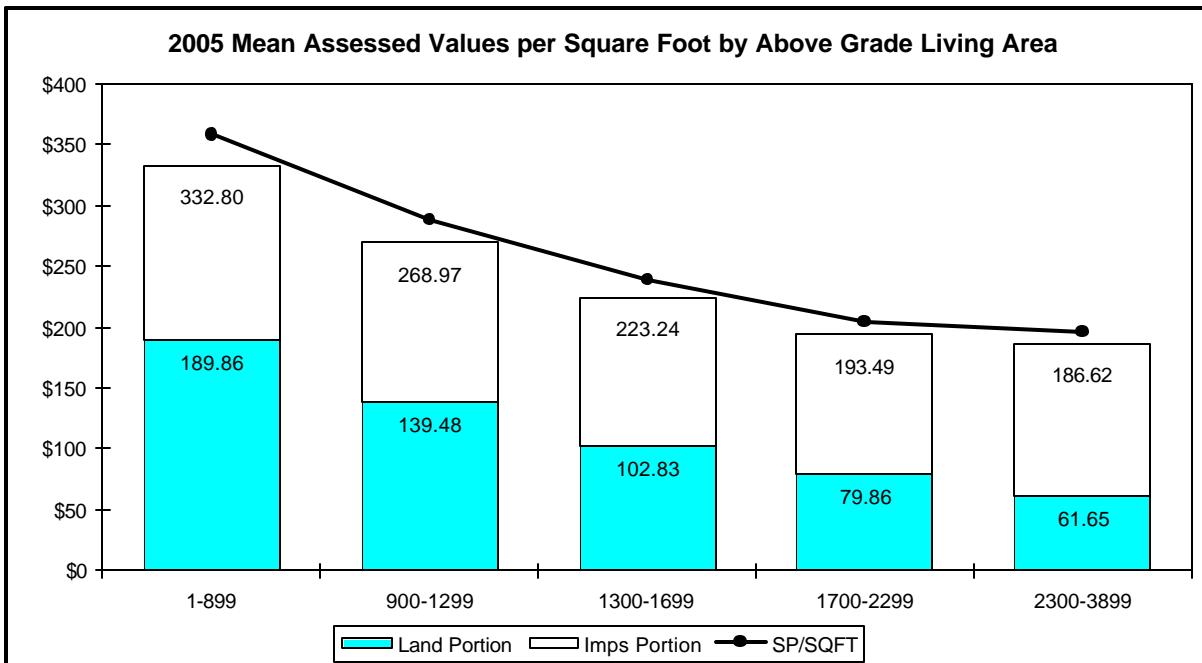
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



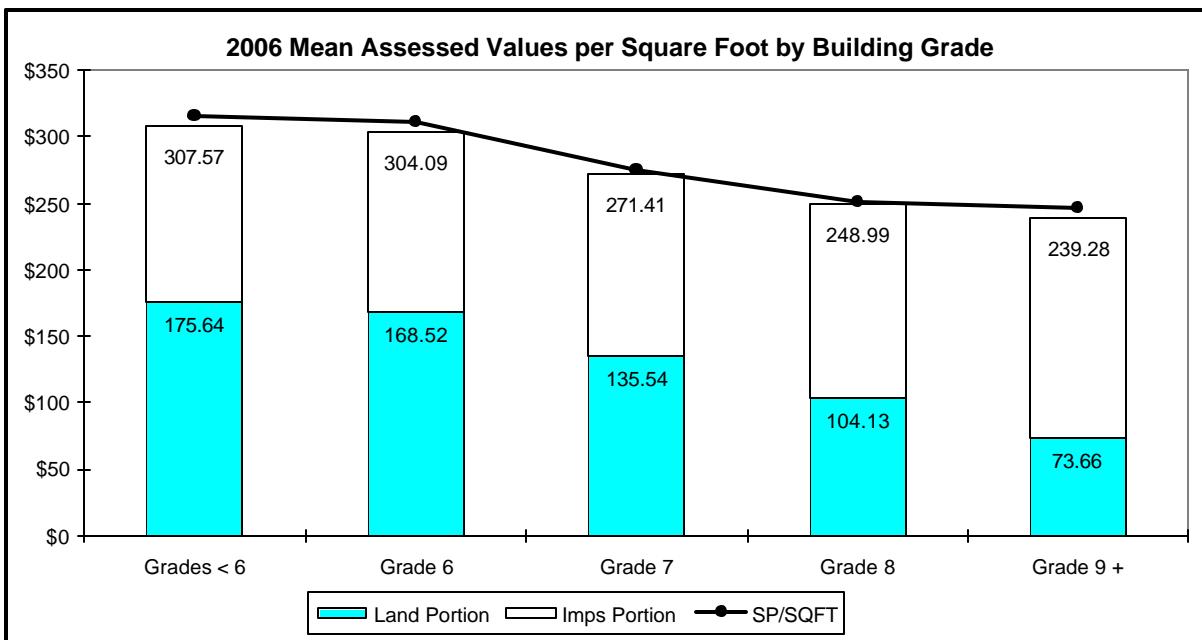
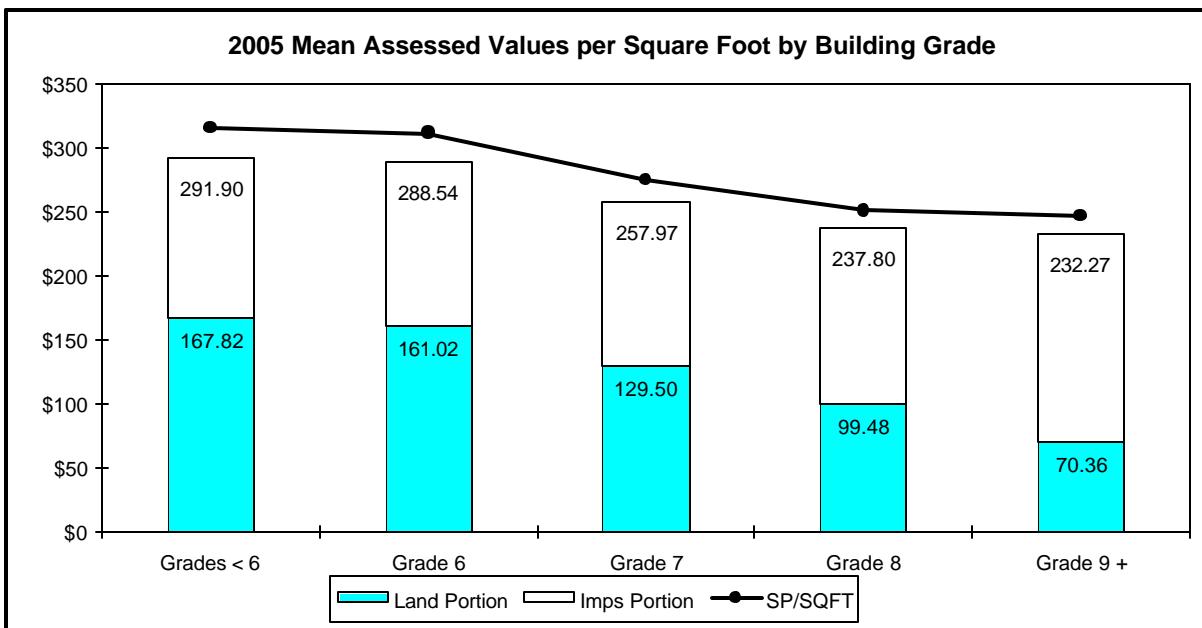
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area***



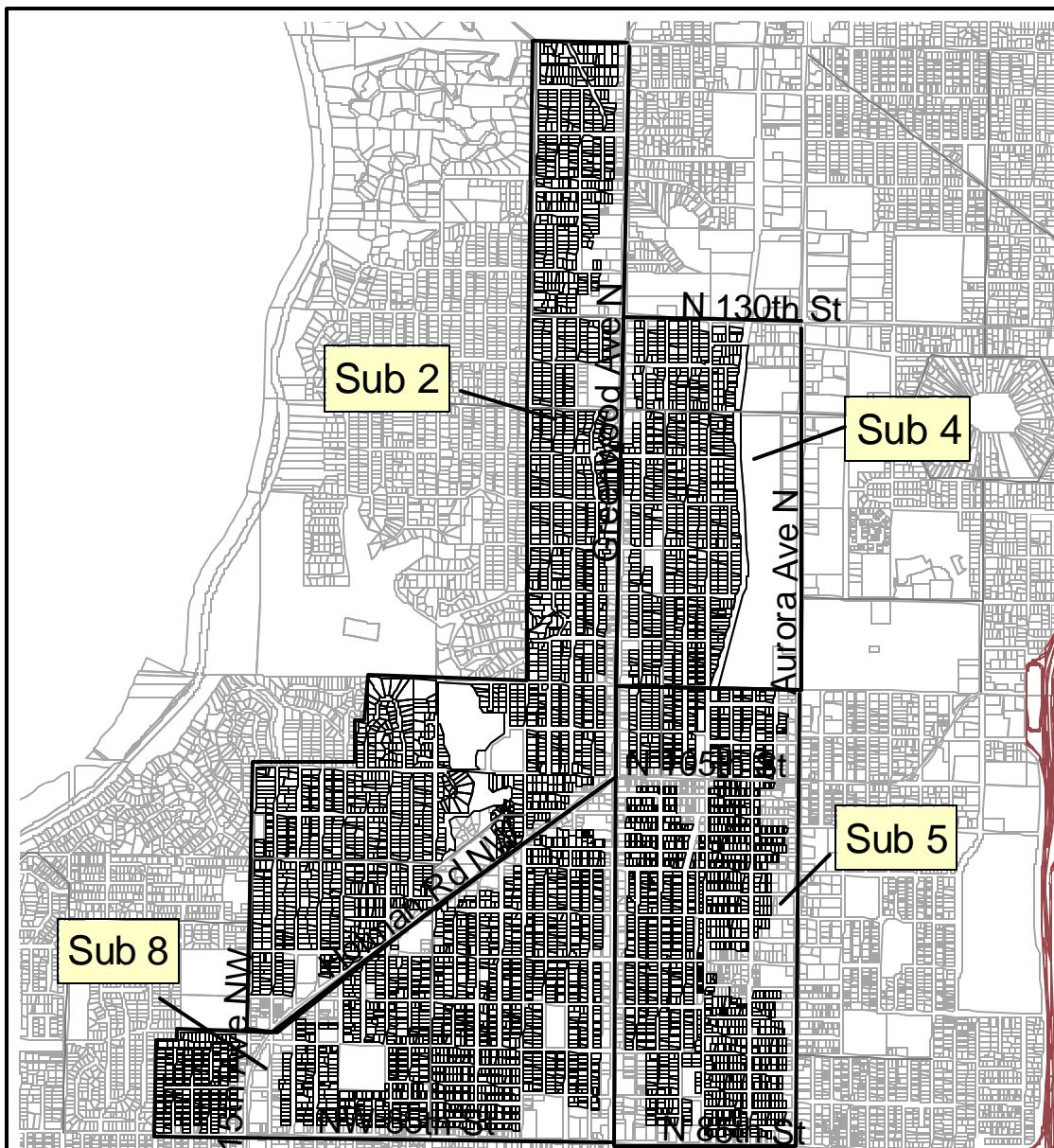
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Area 5 Map



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.
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File Name: SEL_cdat45_revalvep04.map|market segments.apr



May 18, 2005

0.08 0 0.08 0.16 0.24 0.32 Miles



King County

Department of Assessments

Sub Areas

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

2006 Land Value = 2005 Land Value x 1.05, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1,002 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built or renovated after 1979 were at a higher assessment ratio than other parcels and the formula adjusts these upward less than others. Duplexes were at a lower assessment ratio and were adjusted upward more than others.

The derived adjustment formula is:

$$\text{2006 Total Value} = \text{2005 Total Value} / [0.9468287 + (0.0260155 \text{ if year built or renovated after 1979}) - (0.05159157 \text{ if two living units})]$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2006 Improvements Value} = \text{2006 Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: * If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.05 – 2006 Land Value=New Improvement Value).
*If “accessory improvements only”, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.05 – 2006 Land Value=New Improvement Value).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value)

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 5 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.62%

Year Built/Renovated>1979	Yes
% Adjustment	-2.82%
Duplex	Yes
% Adjustment	6.09%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home built in 1990 would *approximately* receive a 2.80% upward adjustment (5.62% - 2.82%).

86% or 4,969 of the population of 1 to 3 family residences in the area are adjusted by the overall alone. There are 818 sales of this type of property.

672 of the population of 1 to 3 family residences were built or renovated from 1980 to 2005. There are 164 sales of this type of property.

153 of the population of 1 to 3 family residences are duplexes. There are 24 sales of this type of property.

13 of the population of 1 to 3 family residences are duplexes and were built or renovated from 1980 to 2005. There are 4 sales of this type of property.

This area was physically inspected last year.

Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3	1	0.778	0.822	5.6%	NA	NA
4	3	1.035	1.080	4.3%	0.641	1.519
5	42	0.913	0.962	5.4%	0.923	1.002
6	244	0.928	0.978	5.4%	0.962	0.994
7	559	0.938	0.987	5.2%	0.977	0.997
8	126	0.946	0.990	4.7%	0.971	1.010
9	22	0.934	0.962	3.0%	0.935	0.990
10	5	0.995	1.022	2.7%	0.949	1.095
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1919	96	0.939	0.992	5.6%	0.965	1.018
1920-1935	161	0.937	0.990	5.6%	0.970	1.009
1936-1949	350	0.926	0.977	5.5%	0.964	0.990
1950-1959	159	0.928	0.982	5.8%	0.962	1.001
1960-1979	72	0.928	0.980	5.6%	0.950	1.011
1980-1989	41	0.956	0.981	2.7%	0.948	1.013
1990-1999	45	0.980	1.005	2.6%	0.977	1.034
2000-2005	78	0.960	0.988	2.9%	0.974	1.002
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	4	1.021	1.076	5.4%	0.948	1.203
Average	574	0.935	0.979	4.7%	0.969	0.988
Good	348	0.944	0.996	5.5%	0.983	1.008
Very Good	76	0.917	0.969	5.7%	0.939	0.999
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	727	0.933	0.983	5.3%	0.974	0.992
1.5	129	0.927	0.979	5.5%	0.957	1.000
2	105	0.955	0.991	3.8%	0.972	1.010
2.5	1	1.009	1.038	2.8%	NA	NA
3	39	0.970	0.996	2.6%	0.976	1.015
3.5	1	0.860	0.883	2.7%	NA	NA

Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1-899	244	0.931	0.980	5.3%	0.965	0.996
900-1299	413	0.935	0.984	5.2%	0.972	0.996
1300-1699	215	0.935	0.982	5.0%	0.966	0.997
1700-2299	79	0.950	0.998	5.1%	0.969	1.027
2300-3899	51	0.951	0.983	3.3%	0.959	1.006
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	929	0.936	0.983	5.0%	0.975	0.991
Yes	73	0.944	0.995	5.4%	0.965	1.024
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	1002	0.937	0.984	5.0%	0.977	0.991
Yes	0					
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	334	0.935	0.981	5.0%	0.969	0.994
4	111	0.938	0.986	5.2%	0.963	1.009
5	277	0.943	0.991	5.0%	0.976	1.005
8	280	0.934	0.980	5.0%	0.966	0.994
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1-2499	37	0.970	0.996	2.7%	0.976	1.015
2500-2999	15	0.983	1.014	3.2%	0.996	1.033
3000-4999	220	0.930	0.976	5.0%	0.959	0.993
5000-6999	376	0.935	0.983	5.2%	0.971	0.996
7000-8999	297	0.941	0.988	5.1%	0.975	1.002
9000-10999	41	0.913	0.959	5.1%	0.920	0.999
11000-31000	16	0.964	1.034	7.3%	0.968	1.101

Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

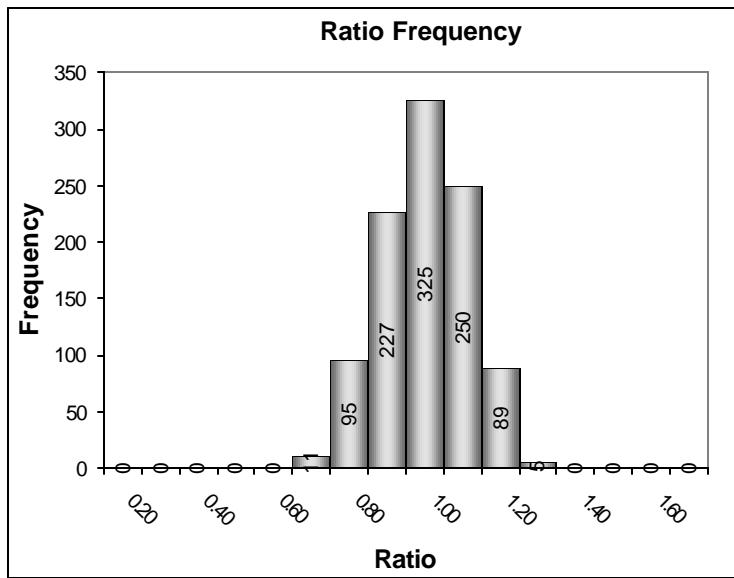
It is difficult to draw valid conclusions when the sales count is low.

Year Built or Year Renovated>1979	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	838	0.930	0.982	5.6%	0.974	0.991
Yes	164	0.964	0.991	2.8%	0.978	1.004
Duplex	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	978	0.938	0.984	4.9%	0.976	0.991
Yes	24	0.885	0.982	11.0%	0.931	1.034

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2005	Date of Report: 3/16/2006	Sales Dates: 1/2003 - 12/2005
Area North Greenwood / Area 5	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1002		
Mean Assessed Value	304,700		
Mean Sales Price	325,200		
Standard Deviation AV	72,936		
Standard Deviation SP	86,003		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.950		
Median Ratio	0.955		
Weighted Mean Ratio	0.937		
UNIFORMITY			
Lowest ratio	0.652		
Highest ratio:	1.226		
Coefficient of Dispersion	9.74%		
Standard Deviation	0.114		
Coefficient of Variation	12.03%		
Price Related Differential (PRD)	1.014		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.946		
Upper limit	0.966		
95% Confidence: Mean			
Lower limit	0.943		
Upper limit	0.957		
SAMPLE SIZE EVALUATION			
N (population size)	5781		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.114		
Recommended minimum:	21		
Actual sample size:	1002		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	482		
# ratios above mean:	520		
Z:	1.200		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



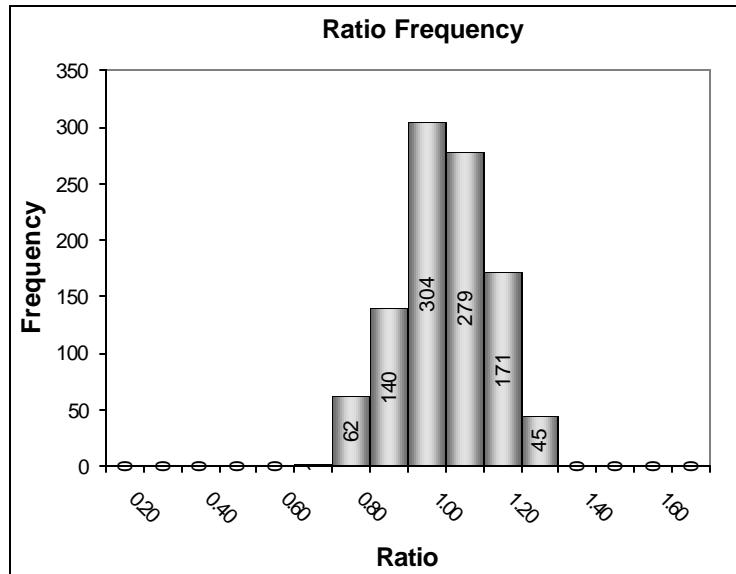
COMMENTS:

1 to 3 Unit Residences throughout area 5

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2006	Date of Report: 3/16/2006	Sales Dates: 1/2003 - 12/2005
Area North Greenwood / Area 5	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1002		
Mean Assessed Value	320,000		
Mean Sales Price	325,200		
Standard Deviation AV	74.888		
Standard Deviation SP	86.003		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.000		
Weighted Mean Ratio	0.984		
UNIFORMITY			
Lowest ratio	0.689		
Highest ratio:	1.293		
Coefficient of Dispersion	9.71%		
Standard Deviation	0.120		
Coefficient of Variation	11.99%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.992		
Upper limit	1.008		
95% Confidence: Mean			
Lower limit	0.991		
Upper limit	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	5781		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.120		
Recommended minimum:	23		
Actual sample size:	1002		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	498		
# ratios above mean:	504		
Z:	0.190		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 5

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
2	344200	0127	7/26/04	\$169,000	510	0	4	1926	4	5100	N	N	144 NW 103RD ST	
2	440320	0255	6/27/05	\$282,000	600	0	6	1940	4	4960	N	N	10025 14TH AV NW	
2	186240	0070	10/28/05	\$293,500	720	0	6	1945	4	5400	N	N	9234 MARY AV NW	
2	186240	0087	7/14/05	\$360,000	760	760	6	1945	5	8100	N	N	9214 MARY AV NW	
2	362603	9269	12/5/05	\$300,000	800	140	6	1945	3	6738	N	N	9520 11TH AV NW	
2	186240	0057	8/24/04	\$255,000	820	0	6	1940	4	5400	N	N	9250 MARY AV NW	
2	242603	9185	10/7/03	\$245,000	830	0	6	1949	3	6600	N	N	13244 1ST AV NW	
2	010600	0320	9/23/05	\$295,000	840	0	6	1948	3	8100	N	N	10011 8TH AV NW	
2	010600	0300	12/3/03	\$231,500	840	0	6	1948	3	7830	N	N	10043 8TH AV NW	
2	198020	0365	9/15/03	\$243,000	840	0	6	1937	5	8100	N	N	124 NW 143RD ST	
2	010600	0100	3/26/04	\$268,900	840	0	6	1948	3	8441	N	N	9740 DIBBLE AV NW	
2	201630	0031	8/15/05	\$329,990	850	0	6	1936	3	7591	N	N	10045 13TH AV NW	
2	201630	0031	7/31/03	\$256,000	850	0	6	1936	3	7591	N	N	10045 13TH AV NW	
2	515120	0155	8/9/05	\$335,000	850	0	6	1940	3	4739	N	N	13745 PALATINE AV N	
2	515120	0155	11/19/03	\$230,000	850	0	6	1940	3	4739	N	N	13745 PALATINE AV N	
2	515120	0110	7/21/05	\$289,500	870	0	6	1946	3	5950	N	N	13732 PALATINE AV N	
2	891050	0135	5/13/03	\$230,000	900	0	6	1920	4	6300	N	N	11202 1ST AV NW	
2	242603	9190	2/17/04	\$246,000	910	0	6	1950	4	8320	N	N	13500 1ST AV NW	
2	186240	0106	4/9/03	\$243,900	940	0	6	1940	4	5440	N	N	1223 NW 95TH ST	
2	682410	0115	10/26/05	\$358,955	1000	0	6	1942	3	6400	N	N	909 NW 97TH ST	
2	440320	0250	6/1/04	\$284,000	1040	0	6	1942	4	4960	N	N	10019 14TH AV NW	
2	010600	0075	5/28/03	\$223,400	1040	0	6	1948	3	8105	N	N	9717 8TH AV NW	
2	362603	9190	7/27/04	\$277,000	1050	0	6	1938	4	8000	N	N	9512 12TH AV NW	
2	113900	0275	7/26/05	\$299,950	1110	0	6	1921	3	7500	N	N	10702 2ND AV NW	
2	291820	0050	6/5/03	\$224,950	1120	0	6	1945	3	8134	N	N	135 N 136TH ST	
2	010600	0310	11/14/05	\$325,000	1180	0	6	1948	3	7830	N	N	10031 8TH AV NW	
2	010600	0310	6/4/03	\$235,000	1180	0	6	1948	3	7830	N	N	10031 8TH AV NW	
2	010600	0025	11/15/05	\$345,000	1180	0	6	1948	3	8069	N	N	9717 DIBBLE AV NW	
2	010600	0290	8/25/03	\$258,950	1370	0	6	1948	3	8100	N	N	10063 8TH AV NW	
2	362603	9211	12/21/04	\$356,000	620	620	7	1944	4	6750	N	N	10355 8TH AV NW	

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	682510	0040	8/12/03	\$288,500	740	220	7	1942	4	6800	N	N	916 NW 97TH ST
2	949820	0011	10/28/05	\$319,950	760	0	7	1950	3	6930	N	N	10334 14TH AV NW
2	074800	0210	7/6/04	\$308,485	780	0	7	1998	3	8100	N	N	14051 1ST AV NW
2	914410	0287	12/23/03	\$320,000	800	800	7	1950	4	8910	N	N	9721 13TH AV NW
2	440320	0220	7/15/05	\$359,000	820	800	7	1942	3	5360	N	N	10004 MARY AV NW
2	440320	0120	10/28/05	\$330,000	820	480	7	1948	4	7440	N	N	10037 MARY AV NW
2	362603	9262	6/16/03	\$276,000	820	0	7	1949	3	7200	Y	N	915 NW 105TH ST
2	682410	0185	5/8/03	\$254,950	820	200	7	1947	3	6400	N	N	938 NW 96TH ST
2	730890	0115	11/24/03	\$309,950	830	580	7	1939	3	5185	N	N	12215 PALATINE AV N
2	201630	0076	6/22/05	\$350,000	850	0	7	1949	3	7597	N	N	10047 12TH AV NW
2	206710	0035	8/11/05	\$300,000	850	0	7	1948	3	8710	N	N	13112 3RD AV NW
2	092400	0055	12/2/05	\$397,000	860	760	7	1940	3	8370	N	N	13209 2ND AV NW
2	682410	0045	4/18/05	\$381,500	860	640	7	1951	4	6400	N	N	847 NW 97TH ST
2	362603	9195	2/3/05	\$310,000	870	270	7	1940	3	8844	N	N	10001 13TH AV NW
2	010600	0215	8/31/04	\$392,750	880	880	7	1949	5	8112	N	N	10036 9TH AV NW
2	092400	0015	10/26/04	\$263,000	880	0	7	1941	3	8370	N	N	13248 3RD AV NW
2	915810	0055	12/16/04	\$290,000	890	0	7	1951	3	8220	N	N	12756 1ST AV NW
2	186240	0047	8/4/04	\$295,000	890	200	7	1948	3	7020	N	N	9208 15TH AV NW
2	010600	0245	4/3/03	\$317,000	900	670	7	1949	4	8099	Y	N	10306 9TH AV NW
2	076700	0138	3/7/05	\$250,000	900	0	7	1997	3	1240	N	N	334 NW 103RD ST
2	682510	0015	10/23/03	\$292,000	910	590	7	1942	3	6800	N	N	944 NW 97TH ST
2	362603	9183	5/20/03	\$250,000	930	720	7	1940	4	6552	N	N	125 N 105TH ST
2	228400	0005	2/1/05	\$310,000	930	0	7	1946	3	6579	N	N	13128 PALATINE AV N
2	010600	0260	6/10/03	\$268,500	940	180	7	1950	3	8129	Y	N	10324 9TH AV NW
2	949820	0041	5/26/05	\$378,999	940	0	7	1949	4	6804	N	N	10335 13TH AV NW
2	891050	0153	12/29/04	\$322,000	940	0	7	1926	4	5040	N	N	11223 PALATINE AV N
2	891050	0160	10/8/03	\$323,000	940	820	7	1914	4	7602	N	N	11225 PALATINE AV N
2	515120	0355	7/13/05	\$360,000	940	0	7	1951	4	10125	N	N	13738 2ND AV NW
2	442760	0185	11/4/04	\$323,000	950	620	7	1953	3	7000	N	N	10703 3RD AV NW
2	676620	0015	9/21/04	\$295,000	950	540	7	1947	3	6210	N	N	9512 13TH AV NW
2	638050	0121	4/8/05	\$400,000	960	500	7	1947	4	7689	N	N	11727 2ND AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	515120	0295	3/22/05	\$296,000	960	760	7	1976	3	6773	N	N	13723 1ST AV NW
2	010600	0235	10/14/04	\$347,000	970	560	7	1949	3	8103	Y	N	10062 9TH AV NW
2	730890	0640	8/1/03	\$325,000	970	720	7	1946	4	7908	N	N	12002 1ST AV NW
2	515120	0095	11/11/04	\$238,000	970	0	7	1942	4	5950	N	N	13718 PALATINE AV N
2	949820	0060	1/5/05	\$245,000	980	0	7	1949	2	6930	N	N	10344 13TH AV NW
2	010600	0230	5/23/04	\$329,000	990	710	7	1948	3	8106	Y	N	10054 9TH AV NW
2	515120	0325	12/7/04	\$380,000	1000	400	7	1939	4	10125	N	N	13710 2ND AV NW
2	758620	0020	7/10/03	\$220,000	1000	0	7	1948	3	6050	N	N	143 NW 103RD ST
2	113900	0585	9/12/05	\$372,000	1000	240	7	1928	4	8400	Y	N	202 NW 105TH ST
2	682510	0020	10/28/04	\$285,000	1000	0	7	1942	4	6800	N	N	938 NW 97TH ST
2	949820	0082	5/8/03	\$285,000	1010	670	7	1947	3	6804	N	N	10313 12TH AV NW
2	113900	0746	1/3/05	\$411,400	1010	1010	7	1930	4	7560	Y	N	110 NW 105TH ST
2	440320	0215	12/10/03	\$280,000	1020	500	7	1947	4	4960	N	N	10010 MARY AV NW
2	113900	0810	10/1/03	\$341,000	1020	1020	7	1960	4	10000	N	N	10544 1ST AV NW
2	914410	0036	9/4/03	\$296,500	1020	0	7	1938	3	9576	N	N	9537 MARY AV NW
2	552260	0115	5/6/05	\$428,100	1030	700	7	1949	3	7228	Y	N	10025 9TH AV NW
2	074800	0125	6/29/05	\$350,000	1030	430	7	1935	4	5985	N	N	103 N 143RD ST
2	949820	0005	6/23/03	\$289,950	1030	0	7	1950	3	6930	N	N	10352 14TH AV NW
2	730890	0295	7/12/05	\$439,000	1040	1000	7	1947	5	6427	N	N	12230 3RD AV NW
2	113900	0720	3/25/05	\$375,000	1050	1010	7	1953	3	7500	N	N	10526 2ND AV NW
2	074800	0180	3/25/05	\$300,000	1050	0	7	1937	4	8235	N	N	106 N 140TH ST
2	442760	0130	9/19/03	\$300,000	1050	0	7	1953	3	6500	N	N	10708 4TH AV NW
2	228400	0010	1/10/05	\$325,000	1050	0	7	1947	3	6450	N	N	13122 PALATINE AV N
2	552260	0140	8/22/05	\$412,000	1050	340	7	1950	3	6700	Y	N	9733 11TH AV NW
2	442760	0015	5/3/05	\$426,000	1060	580	7	1953	3	10272	N	N	10745 5TH AV NW
2	914410	0195	7/3/03	\$300,000	1060	0	7	1941	3	5632	N	N	9520 MARY AV NW
2	914410	0195	11/10/05	\$367,500	1060	0	7	1941	3	5632	N	N	9520 MARY AV NW
2	201630	0060	6/24/05	\$365,000	1070	0	7	1945	3	7681	N	N	10010 13TH AV NW
2	530320	0075	8/15/05	\$420,000	1070	170	7	1941	4	7486	N	N	11601 1ST AV NW
2	074800	0145	8/23/04	\$284,000	1070	0	7	1951	4	6678	N	N	14035 PALATINE AV N
2	010600	0044	3/23/04	\$303,000	1070	400	7	1950	3	7930	N	N	851 NW 100TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	504980	0025	1/16/04	\$264,600	1080	0	7	1953	3	8025	N	N	10332 DIBBLE AV NW
2	504980	0015	3/19/04	\$285,500	1080	0	7	1953	3	8021	N	N	10344 DIBBLE AV NW
2	442760	0135	3/26/03	\$272,450	1080	0	7	1953	4	6400	N	N	10702 4TH AV NW
2	730890	0165	6/18/04	\$340,000	1080	750	7	1927	4	7931	Y	N	12259 PALATINE AV N
2	291820	0150	1/25/05	\$320,000	1080	0	7	1947	3	8134	N	N	128 N 136TH ST
2	344200	0105	10/18/05	\$329,000	1080	0	7	1959	3	5610	N	N	139 NW 104TH ST
2	010600	0200	7/27/04	\$327,000	1090	1090	7	1950	3	8118	Y	N	10018 9TH AV NW
2	891050	0514	2/9/04	\$312,500	1090	1090	7	1949	3	8289	N	N	11037 2ND AV NW
2	010600	0020	9/8/04	\$312,000	1090	0	7	1948	5	8068	N	N	9723 DIBBLE AV NW
2	552260	0110	5/10/05	\$427,950	1100	320	7	1950	3	7228	Y	N	10019 9TH AV NW
2	615490	0030	10/11/05	\$410,000	1100	840	7	1947	3	7102	N	N	10317 11TH AV NW
2	915760	0085	5/21/04	\$315,000	1100	600	7	1947	4	8160	N	N	12720 2ND AV NW
2	730890	0450	7/20/04	\$424,950	1110	600	7	1946	4	7674	N	N	12009 2ND AV NW
2	242603	9189	7/16/04	\$299,000	1110	0	7	1950	3	12750	N	N	13504 1ST AV NW
2	113900	0690	11/6/03	\$363,000	1120	1040	7	1948	4	9241	Y	N	10554 2ND AV NW
2	391840	0180	3/28/05	\$329,950	1130	0	7	1948	3	6300	N	N	11542 PALATINE AV N
2	186240	0120	6/29/04	\$390,000	1130	1130	7	1948	5	5400	N	N	9244 13TH AV NW
2	682410	0135	10/27/03	\$267,500	1140	0	7	1942	3	6400	N	N	929 NW 97TH ST
2	914410	0087	7/20/04	\$340,000	1140	0	7	1941	3	6650	N	N	9734 15TH AV NW
2	792260	0025	7/18/03	\$429,500	1150	800	7	1948	4	7200	N	N	10332 12TH AV NW
2	344200	0100	4/5/04	\$295,000	1150	0	7	1926	4	9180	N	N	123 NW 104TH ST
2	515120	0280	3/8/05	\$310,000	1150	0	7	1950	4	6750	N	N	13739 1ST AV NW
2	615490	0005	5/21/03	\$353,000	1160	750	7	1946	4	7102	N	N	10328 12TH AV NW
2	362603	9273	7/19/05	\$398,500	1160	0	7	1951	3	8550	N	N	10345 11TH AV NW
2	074800	0060	12/9/03	\$311,000	1160	1160	7	1961	4	7200	N	N	14008 PALATINE AV N
2	074800	0060	12/19/05	\$382,000	1160	1160	7	1961	4	7200	N	N	14008 PALATINE AV N
2	949820	0066	6/3/04	\$352,000	1170	0	7	1949	4	6804	N	N	10324 13TH AV NW
2	113900	0260	8/27/04	\$370,000	1170	0	7	1928	5	7560	Y	N	10718 2ND AV NW
2	515120	0180	5/8/03	\$330,000	1170	1170	7	1947	4	7484	N	N	13715 PALATINE AV N
2	242603	9034	8/16/04	\$257,500	1170	0	7	1945	4	8160	N	N	215 NW 130TH ST
2	010600	0365	7/25/05	\$319,922	1180	0	7	1948	4	8512	N	N	10044 DIBBLE AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	515300	0040	8/11/04	\$295,500	1180	0	7	1948	3	7680	N	N	12534 2ND AV NW
2	377330	0035	10/19/05	\$410,000	1180	680	7	1953	3	6752	N	N	814 NW 106TH ST
2	615490	0105	4/23/03	\$387,500	1190	1190	7	1948	4	7102	Y	N	10316 11TH AV NW
2	092400	0070	7/1/05	\$307,700	1190	180	7	1941	4	8370	N	N	13229 2ND AV NW
2	092400	0070	4/27/05	\$285,000	1190	180	7	1941	4	8370	N	N	13229 2ND AV NW
2	515120	0130	3/17/04	\$269,000	1190	1040	7	1954	2	9639	N	N	13758 PALATINE AV N
2	682410	0155	6/28/05	\$350,000	1190	310	7	1948	3	8040	N	N	9622 12TH AV NW
2	730890	0610	2/20/04	\$330,000	1200	750	7	1941	4	6521	N	N	12034 1ST AV NW
2	291820	0076	3/14/03	\$295,000	1200	240	7	1947	3	6224	N	N	13536 1ST AV NW
2	914410	0366	8/5/03	\$330,100	1200	0	7	1952	4	7800	N	N	9602 13TH AV NW
2	891050	0139	4/22/03	\$272,000	1210	0	7	1952	5	7396	N	N	116 N 112TH ST
2	730890	0515	6/27/05	\$426,000	1210	0	7	1937	4	7680	N	N	12032 2ND AV NW
2	268060	0015	10/18/04	\$347,000	1210	1040	7	1950	5	8160	N	N	12546 3RD AV NW
2	201630	0045	8/23/05	\$442,100	1220	210	7	1947	4	7669	N	N	10046 13TH AV NW
2	914410	0335	3/18/03	\$264,950	1220	0	7	1955	3	7920	N	N	9710 13TH AV NW
2	552260	0105	6/22/04	\$399,000	1230	320	7	1950	4	7228	Y	N	10015 9TH AV NW
2	337490	0010	12/4/03	\$309,000	1240	0	7	1948	4	8121	N	N	150 NW 135TH PL
2	515120	0390	10/27/04	\$362,000	1250	1450	7	1954	3	6750	N	N	13747 2ND AV NW
2	186240	0021	3/4/03	\$331,000	1250	600	7	1942	4	8100	Y	N	9238 15TH AV NW
2	638050	0050	10/14/03	\$305,000	1260	620	7	1951	3	7691	N	N	11750 1ST AV NW
2	730890	0350	8/20/03	\$300,000	1260	330	7	1941	3	7712	N	N	12233 2ND AV NW
2	113900	0215	4/15/05	\$332,250	1270	0	7	1932	3	7560	N	N	10741 PALATINE AV N
2	268060	0045	9/15/04	\$310,500	1270	500	7	1953	3	8160	N	N	12508 3RD AV NW
2	914410	0046	2/12/03	\$309,950	1270	800	7	1949	3	7788	N	N	9617 MARY AV NW
2	440320	0285	9/11/03	\$300,000	1290	640	7	1973	3	4960	N	N	10045 14TH AV NW
2	113900	0195	10/26/04	\$319,000	1290	0	7	1942	4	7560	N	N	10725 PALATINE AV N
2	730890	0625	9/16/04	\$339,000	1290	470	7	1946	3	6854	N	N	12020 1ST AV NW
2	914410	0386	12/8/04	\$372,000	1290	0	7	1950	3	11400	N	N	9534 13TH AV NW
2	730890	0580	9/30/04	\$485,000	1300	640	7	1936	4	7680	N	N	12045 1ST AV NW
2	914410	0196	2/11/05	\$360,000	1310	0	7	1941	3	5632	N	N	9516 MARY AV NW
2	758620	0010	12/20/04	\$290,000	1320	0	7	1945	4	5500	N	N	123 NW 103RD ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	944130	0030	11/15/05	\$380,000	1330	1290	7	1948	3	8280	N	N	102 NW 130TH ST
2	076700	0131	3/7/05	\$282,450	1330	0	7	1997	3	2225	N	N	344 NW 103RD ST
2	201630	0030	3/2/05	\$335,000	1340	0	7	1950	4	7669	N	N	10037 13TH AV NW
2	010700	0055	4/29/05	\$380,000	1340	410	7	1950	3	6868	N	N	10456 ALDERBROOK PL NW
2	914410	0367	12/29/04	\$340,000	1340	0	7	1951	4	8580	N	N	9610 13TH AV NW
2	638050	0106	10/27/03	\$299,950	1350	0	7	1940	4	7568	Y	N	11750 2ND AV NW
2	552260	0055	1/20/04	\$268,500	1360	0	7	1950	3	6700	Y	N	10023 11TH AV NW
2	730890	0275	2/24/04	\$317,000	1360	950	7	1949	4	7720	N	N	12252 3RD AV NW
2	730890	0270	9/6/05	\$385,000	1360	760	7	1947	3	7723	N	N	12256 3RD AV NW
2	074800	0185	4/20/05	\$337,500	1360	0	7	1934	4	8100	N	N	14006 1ST AV NW
2	186240	0015	12/3/04	\$342,000	1360	0	7	1937	4	8100	Y	N	9246 15TH AV NW
2	949820	0096	5/12/04	\$379,900	1370	0	7	1942	4	6804	N	N	10345 12TH AV NW
2	186240	0055	12/10/04	\$344,950	1370	0	7	1948	5	7480	N	N	9247 14TH AV NW
2	113900	0775	11/21/05	\$418,000	1380	440	7	1916	4	7500	N	N	10537 1ST AV NW
2	730890	0370	9/12/05	\$450,000	1380	980	7	1941	3	7723	N	N	12259 2ND AV NW
2	074800	0370	3/4/04	\$275,000	1380	0	7	1951	3	8100	N	N	14014 3RD AV NW
2	074800	0235	3/26/03	\$274,950	1400	0	7	1951	4	8100	N	N	14021 1ST AV NW
2	010600	0395	9/20/04	\$305,000	1410	0	7	1951	4	8053	N	N	10320 DIBBLE AV NW
2	914410	0167	5/23/03	\$269,000	1410	0	7	1952	3	8910	N	N	9611 14TH AV NW
2	113900	0840	7/20/03	\$270,000	1420	200	7	1942	3	7500	N	N	10520 1ST AV NW
2	730890	0405	4/1/04	\$279,000	1420	0	7	1941	4	5760	N	N	12020 3RD AV NW
2	074800	0390	5/13/03	\$256,000	1420	0	7	1952	3	8100	N	N	14046 3RD AV NW
2	076700	0197	6/9/04	\$265,000	1420	0	7	1995	3	1359	N	N	324 NW 103RD ST
2	247450	0010	10/26/05	\$376,000	1430	0	7	1953	3	6076	N	N	808 NW 108TH ST
2	076700	0204	3/12/04	\$250,000	1460	0	7	1995	3	2297	N	N	320 NW 103RD ST
2	638050	0035	9/17/04	\$295,000	1490	0	7	1943	4	7676	N	N	11714 1ST AV NW
2	076700	0175	4/16/04	\$263,000	1500	0	7	2000	3	2949	N	N	10116 4TH AV NW
2	076700	0179	5/11/04	\$272,000	1500	0	7	2000	3	1774	N	N	10122 4TH AV NW
2	076700	0159	4/22/04	\$251,900	1500	0	7	1999	3	1471	N	N	315 NW 103RD ST
2	076700	0160	5/24/04	\$261,000	1500	0	7	1999	3	3247	N	N	317 NW 103RD ST
2	076700	0157	12/16/03	\$239,950	1500	0	7	1999	3	1314	Y	N	321 NW 103RD ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	076700	0156	8/22/03	\$240,000	1500	0	7	1999	3	1353	Y	N	323 NW 103RD ST
2	247450	0025	5/4/05	\$355,000	1500	0	7	1953	3	6039	N	N	809 NW 108TH ST
2	362603	9312	11/4/03	\$329,000	1510	210	7	1958	3	6712	N	N	10331 14TH AV NW
2	242603	9269	11/10/05	\$285,000	1510	0	7	1944	3	7250	N	N	13254 1ST AV NW
2	113900	0185	11/20/03	\$302,000	1520	280	7	1964	3	6300	N	N	10707 PALATINE AV N
2	322320	0110	8/4/05	\$425,000	1520	250	7	1944	3	6250	N	N	11548 1ST AV NW
2	113900	0020	3/11/03	\$295,100	1540	420	7	1924	4	7560	Y	N	10738 PALATINE AV N
2	915760	0095	8/31/05	\$365,000	1540	0	7	1945	4	8160	N	N	12708 2ND AV NW
2	730890	0240	3/24/04	\$390,000	1550	260	7	1936	5	7710	Y	N	12227 1ST AV NW
2	730890	0240	3/6/03	\$344,000	1550	260	7	1936	5	7710	Y	N	12227 1ST AV NW
2	440320	0095	10/22/04	\$394,000	1560	0	7	1937	4	8730	N	N	10017 MARY AV NW
2	891050	0110	9/15/03	\$361,000	1590	500	7	1925	3	7560	N	N	11226 1ST AV NW
2	682410	0130	6/30/05	\$445,000	1600	250	7	1942	4	6400	N	N	923 NW 97TH ST
2	552260	0130	7/28/05	\$500,000	1600	420	7	1950	5	6700	Y	N	9745 11TH AV NW
2	515120	0260	6/28/05	\$364,500	1650	0	7	1947	4	6750	N	N	103 NW 140TH ST
2	515120	0260	6/9/03	\$287,000	1650	0	7	1947	4	6750	N	N	103 NW 140TH ST
2	010700	0105	7/26/04	\$315,000	1650	0	7	1950	3	6700	N	N	10310 8TH AV NW
2	010700	0100	4/7/05	\$370,000	1650	0	7	1950	3	10500	N	N	10402 ALDERBROOK PL NW
2	010700	0095	4/7/05	\$360,000	1650	0	7	1950	3	11300	N	N	10408 ALDERBROOK PL NW
2	010700	0090	4/7/05	\$370,000	1650	0	7	1950	3	23600	N	N	10416 ALDERBROOK PL NW
2	010700	0085	3/31/05	\$370,000	1650	0	7	1950	3	31000	N	N	10420 ALDERBROOK PL NW
2	010700	0060	2/24/05	\$365,000	1650	170	7	1950	3	11624	N	N	10450 ALDERBROOK PL NW
2	914410	0135	12/15/03	\$399,950	1650	990	7	1949	4	8910	N	N	9709 14TH AV NW
2	113900	0385	8/21/04	\$385,000	1660	0	7	1922	4	10074	Y	N	10710 3RD AV NW
2	322320	0050	10/14/05	\$434,000	1670	790	7	1944	3	6250	Y	N	11513 PALATINE AV N
2	322320	0050	2/6/03	\$292,500	1670	790	7	1944	3	6250	Y	N	11513 PALATINE AV N
2	914410	0126	8/22/05	\$440,000	1680	0	7	1940	4	8910	N	N	9728 MARY AV NW
2	074800	0220	5/21/03	\$290,000	1740	0	7	1990	3	8100	N	N	14041 1ST AV NW
2	113900	0455	5/20/04	\$399,922	1750	200	7	1923	4	8820	Y	N	10739 2ND AV NW
2	891050	0195	11/12/03	\$314,900	1750	950	7	1917	4	7373	Y	N	11238 PALATINE AV N
2	113900	0670	2/11/04	\$399,000	1780	390	7	1928	5	7500	N	N	10553 2ND AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	638050	0086	3/31/04	\$320,000	1780	0	7	1955	3	5975	N	N	116 NW 117TH ST
2	337490	0025	4/18/05	\$369,500	1810	0	7	1948	4	8124	N	N	132 NW 135TH PL
2	076700	0015	8/9/04	\$354,000	1830	0	7	1951	4	8220	N	N	10034 8TH AV NW
2	515300	0115	7/23/04	\$449,500	1860	500	7	1951	4	7680	N	N	12529 1ST AV NW
2	730890	0626	3/5/04	\$395,000	1880	500	7	1947	3	7812	N	N	12012 1ST AV NW
2	074800	0215	2/11/03	\$262,500	1880	0	7	1951	3	8100	N	N	14047 1ST AV NW
2	914410	0145	2/11/03	\$334,650	1910	0	7	1928	5	9570	N	N	9703 14TH AV NW
2	362603	9205	8/20/03	\$365,000	1920	1400	7	1941	5	11872	N	N	10327 14TH AV NW
2	741420	0015	8/18/04	\$331,500	2060	0	7	1953	4	8040	N	N	10345 DIBBLE AV NW
2	113900	0945	2/4/04	\$375,000	2080	0	7	1922	4	7500	N	N	10522 PALATINE AV N
2	515120	0480	4/29/03	\$300,600	2100	0	7	1945	4	6750	N	N	13742 3RD AV NW
2	530320	0070	7/28/03	\$380,000	1080	900	8	1942	4	7800	N	N	11609 1ST AV NW
2	552260	0075	6/24/05	\$419,000	1090	610	8	1951	3	6700	Y	N	10016 11TH AV NW
2	615490	0135	12/20/05	\$367,000	1100	510	8	1953	3	6030	N	N	922 NW 103RD ST
2	730940	0020	9/13/04	\$500,000	1110	1110	8	1950	5	5700	Y	N	12211 GREENWOOD AV N
2	615490	0170	5/11/04	\$406,000	1210	340	8	1948	4	6120	Y	N	905 NW 103RD ST
2	391840	0147	12/15/04	\$357,000	1220	840	8	1977	4	7505	N	N	11520 3RD AV NW
2	552260	0070	12/18/05	\$418,500	1240	290	8	1952	3	6700	Y	N	10022 11TH AV NW
2	552260	0185	4/28/03	\$345,000	1250	840	8	1950	3	7008	Y	N	9717 9TH AV NW
2	638050	0101	12/14/04	\$370,000	1260	600	8	1956	3	7681	N	N	11740 2ND AV NW
2	268060	0010	12/21/04	\$295,000	1260	0	8	1953	3	8160	N	N	12550 3RD AV NW
2	391840	0152	11/8/05	\$429,950	1260	190	8	1948	3	8156	Y	N	205 N 117TH ST
2	362603	9299	1/26/05	\$360,000	1270	640	8	1951	4	8167	N	N	848 NW 97TH ST
2	914410	0348	4/2/03	\$354,000	1270	700	8	1989	3	7236	Y	N	9629 12TH AV NW
2	076700	0221	6/28/04	\$424,950	1290	940	8	1994	3	9476	N	N	329 NW 105TH ST
2	010800	0115	8/22/05	\$314,950	1290	0	8	2005	3	2073	N	N	405 A NW 101ST ST
2	010800	0117	6/28/05	\$299,950	1290	0	8	2005	3	2290	N	N	405 B NW 101ST ST
2	010800	0118	7/25/05	\$310,000	1290	0	8	2005	3	1647	N	N	405 C NW 101ST ST
2	010800	0111	8/8/05	\$309,950	1290	0	8	2005	3	1900	N	N	409 A NW 101ST ST
2	010800	0110	8/10/05	\$322,000	1290	0	8	2005	3	1425	N	N	409 B NW 101ST ST
2	010800	0112	7/20/05	\$302,950	1290	0	8	2005	3	1579	N	N	409 C NW 101ST ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	010800	0113	7/14/05	\$314,000	1290	0	8	2005	3	2106	N	N	409 D NW 101ST ST
2	730890	0545	3/22/04	\$387,000	1300	0	8	1947	3	7671	N	N	12001 1ST AV NW
2	287460	0285	12/28/05	\$366,700	1320	0	8	1953	3	6231	N	N	10711 9TH AV NW
2	730890	0375	2/19/03	\$305,000	1340	300	8	1947	3	8097	N	N	12056 3RD AV NW
2	287460	0350	2/11/05	\$410,000	1340	550	8	1954	4	6960	N	N	920 NW 106TH ST
2	440320	0180	9/2/03	\$426,500	1350	400	8	1947	4	7440	N	N	10034 MARY AV NW
2	730890	0025	1/8/03	\$359,000	1350	720	8	1947	3	7044	Y	N	12224 PALATINE AV N
2	914410	0029	8/17/04	\$359,950	1350	1350	8	1955	3	8010	Y	N	9524 15TH AV NW
2	287460	0135	10/27/05	\$395,000	1360	0	8	1954	3	9450	N	N	10628 9TH AV NW
2	287460	0115	3/24/03	\$349,500	1360	0	8	1953	4	14701	N	N	10720 9TH AV NW
2	891050	0586	9/23/03	\$395,000	1360	940	8	1977	3	7560	Y	N	11015 1ST AV NW
2	287460	0395	1/26/05	\$472,500	1360	1200	8	1954	3	6300	N	N	914 NW 105TH ST
2	730890	0005	5/27/04	\$364,000	1400	640	8	1952	3	8791	N	N	12250 PALATINE AV N
2	287460	0295	9/13/04	\$370,000	1400	0	8	1954	3	8211	N	N	912 NW 107TH ST
2	891050	0032	7/25/03	\$430,000	1420	460	8	1961	4	10500	Y	N	11325 2ND AV NW
2	226900	0040	3/20/03	\$342,500	1420	1200	8	1950	3	7203	N	N	11517 2ND AV NW
2	914410	0027	7/18/05	\$635,000	1440	860	8	1930	5	9576	Y	N	9530 15TH AV NW
2	552260	0175	8/18/03	\$397,888	1450	1030	8	1954	4	6450	Y	N	9726 11TH AV NW
2	287460	0365	4/16/04	\$405,000	1460	840	8	1958	3	7338	Y	N	921 NW 106TH ST
2	362603	9275	7/16/03	\$351,000	1470	530	8	1957	3	7200	Y	N	909 NW 105TH ST
2	362603	9026	8/20/04	\$395,000	1480	780	8	1984	3	9223	Y	N	9515 HOLMAN RD NW
2	730890	0035	5/14/03	\$360,000	1490	700	8	1951	3	6846	Y	N	12212 PALATINE AV N
2	247450	0015	6/29/04	\$380,000	1490	0	8	1954	3	21280	N	N	814 NW 108TH ST
2	287460	0165	3/17/04	\$387,000	1510	800	8	1952	3	6658	N	N	10520 9TH AV NW
2	944130	0021	4/20/05	\$390,000	1510	0	8	1948	4	8640	N	N	116 NW 130TH ST
2	730890	0380	6/23/03	\$324,500	1510	200	8	1950	3	7692	N	N	12050 3RD AV NW
2	337490	0055	7/20/05	\$359,650	1510	0	8	1948	3	8529	N	N	13266 3RD AV NW
2	891050	0570	2/14/03	\$299,950	1530	250	8	1957	3	7560	N	N	11002 2ND AV NW
2	914410	0116	10/27/03	\$349,950	1530	850	8	1963	3	6498	N	N	1419 NW 100TH ST
2	287460	0205	6/19/03	\$495,000	1540	1400	8	1955	5	6300	Y	N	10526 11TH AV NW
2	730890	0655	12/15/04	\$460,000	1540	880	8	1936	4	7440	Y	N	12013 PALATINE AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	730890	0325	5/12/03	\$370,000	1540	600	8	1941	4	8079	N	N	12203 2ND AV NW
2	287460	0405	9/24/03	\$370,000	1540	1040	8	1953	3	6300	N	N	928 NW 105TH ST
2	198020	0325	7/25/05	\$465,000	1570	0	8	1958	3	8100	N	N	123 NW 144TH ST
2	287460	0005	5/7/03	\$364,600	1580	770	8	1952	3	6656	Y	N	10501 11TH AV NW
2	391840	0149	2/14/05	\$374,000	1580	500	8	1962	3	7229	N	N	11506 3RD AV NW
2	638050	0036	11/17/05	\$575,000	1580	840	8	1979	3	7679	N	N	11720 1ST AV NW
2	287460	0310	2/7/03	\$349,000	1590	480	8	1958	3	14667	Y	N	921 NW 107TH ST
2	242603	9281	7/30/04	\$425,000	1600	1040	8	1984	3	8160	N	N	12715 2ND AV NW
2	914410	0066	5/13/04	\$457,000	1610	0	8	1921	4	9768	Y	N	9720 15TH AV NW
2	201630	0010	9/22/04	\$487,400	1620	1220	8	1965	5	6473	N	N	10044 14TH AV NW
2	730890	0330	7/9/04	\$405,000	1620	0	8	1937	4	7702	N	N	12211 2ND AV NW
2	287460	0210	7/21/03	\$450,000	1760	1400	8	1954	3	6300	N	N	10532 11TH AV NW
2	730890	0120	12/2/04	\$429,000	1770	650	8	1926	5	10581	N	N	114 N 122ND ST
2	515300	0145	3/7/05	\$340,000	1810	0	8	1957	3	7680	N	N	102 NW 125TH ST
2	949820	0040	7/1/03	\$345,000	1830	0	8	1990	3	6930	N	N	10329 13TH AV NW
2	914410	0247	11/19/04	\$555,650	1830	750	8	1909	5	6930	N	N	9546 14TH AV NW
2	891050	0090	11/1/04	\$475,000	1850	0	8	1988	3	7308	N	N	11250 1ST AV NW
2	362603	9110	3/7/05	\$400,000	1880	500	8	1954	3	12241	N	N	10351 14TH AV NW
2	515300	0010	10/13/05	\$565,000	1890	1820	8	1948	4	7680	N	N	12508 2ND AV NW
2	730890	0045	1/11/05	\$499,000	1950	450	8	1950	3	7241	N	N	12217 RIDGEMONT WY N
2	914410	0118	10/26/05	\$422,500	2080	0	8	1952	3	8550	N	N	1411 NW 100TH ST
2	186240	0066	5/19/04	\$499,200	2250	0	8	1999	3	8100	N	N	9240 MARY AV NW
2	198020	0395	7/30/04	\$390,000	2330	0	8	1968	3	9000	N	N	14308 3RD AV NW
2	113900	0915	10/13/03	\$445,000	2390	390	8	1925	4	7500	Y	N	201 N 107TH ST
2	730890	0195	9/21/05	\$451,750	2440	0	8	1939	4	7710	N	N	12228 2ND AV NW
2	113900	0336	4/20/04	\$465,000	2490	0	8	1998	3	5040	Y	N	10750 3RD AV NW
2	914410	0326	10/20/04	\$450,000	2490	800	8	1951	5	8910	Y	N	9734 13TH AV NW
2	074800	0380	5/25/04	\$408,000	2750	0	8	1959	3	8100	N	N	14034 3RD AV NW
2	515120	0185	2/2/04	\$481,650	2960	0	8	2003	3	6066	N	N	13713 PALATINE AV N
2	515120	0405	6/7/04	\$495,000	1410	840	9	1987	3	6750	N	N	13731 2ND AV NW
2	730890	0745	8/11/05	\$450,000	1690	540	9	1926	3	7896	N	N	12009 GREENWOOD AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	638050	0005	4/12/05	\$613,000	1950	990	9	1926	4	7692	Y	N	11759 PALATINE AV N
2	891050	0138	8/24/04	\$649,000	2100	960	9	2004	3	8009	N	N	11201 N 112TH ST
2	198020	0330	1/25/05	\$667,500	2180	790	9	2004	3	8100	N	N	117 NW 144TH ST
2	914410	0358	12/22/03	\$525,000	2300	0	9	1995	3	8910	N	N	9620 13TH AV NW
2	440320	0260	4/21/05	\$600,000	2320	630	9	2004	3	4960	N	N	10027 14TH AV NW
2	198020	0002	12/6/04	\$485,000	2450	0	9	1989	3	8677	N	N	137 NW 145TH ST
2	198020	0335	12/10/04	\$674,950	2500	0	9	2004	3	8100	N	N	111 NW 144TH ST
2	391840	0020	8/6/05	\$689,000	2500	1000	9	1967	4	10710	Y	N	11714 PALATINE AV N
2	198020	0345	8/11/04	\$695,000	2500	0	9	2004	3	8315	N	N	14323 1ST AV NW
2	198020	0003	4/5/05	\$575,000	2560	0	9	1998	3	7200	N	N	14416 3RD AV NW
2	198020	0380	11/9/05	\$750,000	2600	860	9	2005	3	6502	N	N	200 NW 143RD ST
2	198020	0015	3/17/03	\$525,000	2660	870	9	2000	3	7202	N	N	121 NW 145TH ST
2	198020	0340	7/20/04	\$699,950	2790	0	9	2004	3	8100	N	N	107 NW 144TH ST
2	198020	0382	6/25/04	\$685,000	2900	1070	9	2003	3	6504	N	N	204 NW 143RD ST
2	201630	0070	6/15/05	\$729,950	3040	0	9	2005	3	6577	N	N	10027 12TH AV NW
2	186240	0072	6/24/04	\$643,500	3050	0	9	2004	3	8160	N	N	9231 14TH AV NW
2	914410	0185	8/24/04	\$710,000	3130	940	9	2000	3	9450	N	N	9530 MARY AV NW
2	440320	0217	7/18/05	\$748,000	3150	0	9	2001	3	4989	N	N	10006 MARY AV NW
2	914410	0155	4/13/04	\$699,900	3190	0	9	2003	3	8910	N	N	9626 MARY AV NW
2	198020	0384	9/29/03	\$639,950	3620	0	9	2003	3	6499	N	N	206 NW 143RD ST
2	252603	9214	5/21/04	\$575,000	2410	0	10	1998	3	10302	N	N	10845 8TH AV NW
2	198020	0005	5/14/03	\$507,000	2540	0	10	1988	3	7506	N	N	127 NW 145TH ST
2	252603	9210	7/19/05	\$650,000	2740	0	10	1998	3	10084	N	N	10853 8TH AV NW
2	515120	0445	10/2/03	\$557,000	2940	0	10	2000	3	6750	N	N	13708 3RD AV NW
2	914410	0017	9/30/04	\$759,900	3310	0	10	2004	3	8778	N	N	9521 MARY AV NW
4	178550	0024	6/22/05	\$199,750	740	0	5	1949	4	7800	N	N	12533 PHINNEY AV N
4	614160	0015	10/13/05	\$256,000	630	100	6	1925	3	4000	Y	N	12248 FREMONT AV N
4	614060	0330	6/22/05	\$320,000	700	0	6	1927	4	4745	N	N	11702 N PARK AV
4	178550	0080	5/19/04	\$237,000	720	0	6	1950	4	6000	N	N	12504 PHINNEY AV N
4	614010	0105	1/22/03	\$181,000	730	0	6	1947	3	7761	N	N	11741 PHINNEY AV N
4	614060	0260	4/16/03	\$259,150	740	740	6	1926	4	8698	N	N	11520 N PARK AV

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	178550	0062	1/11/05	\$267,000	750	0	6	1940	3	7650	N	N	12533 DAYTON AV N
4	614160	0210	8/26/05	\$219,950	780	0	6	1925	3	5651	N	N	12236 N PARK AV
4	291620	0175	11/28/05	\$295,000	780	0	6	1952	3	5100	N	N	12705 FREMONT AV N
4	192604	9246	10/14/03	\$230,000	790	740	6	1951	3	8050	Y	N	12702 FREMONT AV N
4	614110	0270	4/20/04	\$270,000	800	0	6	1946	3	6575	N	N	12045 DAYTON AV N
4	614060	0205	5/14/04	\$260,000	820	0	6	1925	3	7200	N	N	11525 N PARK AV
4	614160	0155	4/10/05	\$330,000	870	450	6	1942	4	8204	Y	N	12032 N PARK AV
4	614010	0181	5/6/04	\$258,300	880	0	6	1947	4	7567	N	N	11509 PHINNEY AV N
4	614060	0200	9/29/03	\$210,000	980	0	6	1915	3	7200	N	N	11517 N PARK AV
4	614010	0745	10/8/03	\$234,000	990	0	6	1933	4	7983	N	N	11508 EVANSTON AV N
4	614010	0185	9/28/04	\$265,000	1050	0	6	1947	4	7860	N	N	11515 PHINNEY AV N
4	178550	0130	12/17/04	\$275,000	1150	0	6	1944	3	7650	N	N	12509 EVANSTON AV N
4	891100	0070	11/20/03	\$220,000	1180	0	6	1940	3	7931	N	N	11211 PHINNEY AV N
4	178550	0041	11/17/05	\$416,500	1340	0	6	1950	3	9000	N	N	326 N 125TH ST
4	192604	9332	10/5/04	\$325,000	1370	940	6	1925	4	7376	N	N	714 N 128TH ST
4	614060	0215	9/23/05	\$246,900	1830	0	6	1946	3	7200	N	N	11537 N PARK AV
4	614160	0140	7/14/03	\$320,000	1950	750	6	1948	4	11675	Y	N	12044 N PARK AV
4	614060	0185	10/5/05	\$324,000	710	100	7	1924	4	7200	N	N	11501 N PARK AV N
4	863060	0040	11/12/03	\$259,950	820	0	7	1939	3	7563	N	N	11014 DAYTON AV N
4	891100	0600	4/13/05	\$325,000	820	0	7	1941	3	8050	N	N	416 N 110TH ST
4	614110	0404	4/14/04	\$304,900	840	300	7	1944	3	7592	N	N	12249 DAYTON AV N
4	178550	0100	2/20/04	\$273,000	840	0	7	1949	4	7650	N	N	12539 EVANSTON AV N
4	614110	0600	6/2/04	\$305,000	880	500	7	1946	4	6589	N	N	12016 DAYTON AV N
4	614110	0580	3/10/04	\$327,500	890	440	7	1941	4	6579	N	N	12036 DAYTON AV N
4	434380	0035	10/14/04	\$255,500	900	220	7	1949	4	7645	N	N	12522 N PARK AV N
4	178550	0093	5/24/04	\$295,000	900	0	7	1942	3	6160	N	N	12557 EVANSTON AV N
4	701720	0055	10/21/04	\$400,500	910	170	7	1941	3	7618	N	N	11226 FREMONT AV N
4	614110	0585	8/20/03	\$269,950	920	0	7	1941	3	6582	N	N	12032 DAYTON AV N
4	637850	0145	2/5/04	\$292,500	930	0	7	1937	3	7528	N	N	11226 DAYTON AV N
4	614010	0360	2/2/04	\$225,000	930	0	7	1918	4	7937	N	N	11726 PHINNEY AV N
4	614110	0745	6/14/04	\$328,000	930	0	7	1938	3	9887	N	N	12015 FREMONT AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	614110	0845	5/19/04	\$300,000	930	0	7	1947	4	6563	Y	N	12215 FREMONT AV N
4	863060	0045	10/19/04	\$320,000	950	120	7	1939	4	7565	N	N	11008 DAYTON AV N
4	637850	0225	2/25/03	\$315,000	950	0	7	1937	3	6906	N	N	11213 EVANSTON AV N
4	614110	0530	1/19/05	\$337,000	950	0	7	1951	5	6549	N	N	12239 EVANSTON AV N
4	291620	0057	8/16/04	\$280,000	950	950	7	1950	3	7650	N	N	12703 DAYTON AV N
4	637850	0255	3/21/03	\$309,950	970	970	7	1951	4	6279	N	N	11208 EVANSTON AV N
4	614060	0163	8/18/03	\$276,000	970	450	7	1925	3	7200	N	N	11526 FREMONT AV N
4	614110	0590	9/18/03	\$265,000	970	140	7	1928	4	6584	N	N	12026 DAYTON AV N
4	614110	0340	7/1/04	\$324,900	970	450	7	1926	4	6561	N	N	12212 PHINNEY AV N
4	863060	0060	11/7/05	\$348,700	980	150	7	1939	4	7565	N	N	11009 EVANSTON AV N
4	718980	0150	6/10/03	\$255,500	980	0	7	1940	3	5040	N	N	11049 FREMONT AV N
4	863060	0100	10/15/03	\$299,950	1000	270	7	1939	4	7831	N	N	11057 EVANSTON AV N
4	614110	0038	3/14/05	\$316,000	1000	0	7	1947	4	6800	N	N	12219 PHINNEY AV N
4	178550	0141	5/10/05	\$333,000	1000	0	7	1950	3	6927	Y	N	12551 FREMONT AV N
4	291620	0064	7/15/03	\$250,000	1010	0	7	1947	3	7650	N	N	12751 EVANSTON AV N
4	614010	0190	3/31/05	\$300,000	1020	0	7	1941	3	7854	N	N	11521 PHINNEY AV N
4	637850	0125	9/30/04	\$289,000	1040	0	7	1939	4	7538	N	N	11204 DAYTON AV N
4	614010	0900	5/21/03	\$240,000	1060	0	7	1953	3	7940	N	N	11721 FREMONT AV N
4	701720	0085	6/15/04	\$271,000	1080	0	7	1949	3	5025	N	N	11060 FREMONT AV N
4	614110	0815	10/28/03	\$255,900	1090	0	7	1947	4	9826	Y	N	12233 FREMONT AV N
4	614110	0075	12/4/03	\$282,000	1110	220	7	1937	3	6970	N	N	312 N 122ND ST
4	863060	0075	2/17/04	\$307,000	1120	260	7	1939	4	7500	N	N	11027 EVANSTON AV N
4	637850	0135	7/19/05	\$289,000	1130	0	7	1937	3	7533	N	N	11214 DAYTON AV N
4	614010	0580	10/23/03	\$269,500	1130	0	7	1946	4	5508	N	N	11554 DAYTON AV N
4	614110	0465	5/18/04	\$274,380	1130	0	7	1947	5	6559	N	N	12216 DAYTON AV N
4	637850	0020	9/12/05	\$414,000	1150	850	7	1940	3	6277	N	N	11216 PHINNEY AV N
4	614060	0105	10/11/05	\$326,500	1160	350	7	1927	3	7200	N	N	11733 N PARK AV
4	178550	0091	11/23/04	\$275,000	1160	0	7	1942	3	6160	N	N	12553 EVANSTON AV N
4	614110	0250	9/6/05	\$355,000	1200	260	7	1946	3	6584	N	N	12027 DAYTON AV N
4	614110	0605	6/24/03	\$268,100	1210	220	7	1948	3	6591	N	N	12012 DAYTON AV N
4	192604	9263	1/27/03	\$302,000	1240	0	7	1920	3	11950	N	N	705 N 128TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	614060	0060	12/8/05	\$279,350	1250	520	7	1926	3	7200	N	N	712 N 117TH ST
4	291620	0115	5/28/04	\$302,000	1260	0	7	1962	4	7650	N	N	12711 EVANSTON AV N
4	614010	0910	5/19/05	\$375,000	1270	0	7	1948	4	7934	N	N	11733 FREMONT AV N
4	614160	0110	2/25/04	\$390,000	1280	560	7	1948	4	11200	N	N	12014 FREMONT AV N
4	434380	0015	12/13/05	\$455,000	1290	1300	7	1949	3	8784	N	N	12546 N PARK AV N
4	434380	0015	1/20/04	\$370,000	1290	1300	7	1949	3	8784	N	N	12546 N PARK AV N
4	614110	0760	10/5/04	\$358,900	1290	320	7	1976	3	5040	N	N	616 N 120TH ST
4	718980	0090	9/26/03	\$280,000	1300	0	7	1954	3	5166	N	N	11001 FREMONT AV N
4	701720	0083	5/26/04	\$375,000	1320	930	7	1998	3	5705	N	N	11202 FREMONT AV N
4	192604	9072	5/26/04	\$379,000	1330	960	7	1997	3	5995	N	N	708 N 128TH ST
4	291620	0032	8/26/04	\$315,000	1340	0	7	1952	3	7800	N	N	316 N 127TH ST
4	614010	0865	7/29/03	\$320,000	1350	600	7	1924	4	9275	N	N	11700 EVANSTON AV N
4	863060	0095	7/26/05	\$400,000	1360	390	7	1939	4	7547	N	N	11051 EVANSTON AV N
4	891100	0585	5/12/04	\$357,500	1370	870	7	1992	3	5363	N	N	11012 PHINNEY AV N
4	891100	0609	11/29/05	\$484,000	1380	880	7	1935	4	9117	N	N	11015 DAYTON AV N
4	614110	0485	6/13/05	\$349,000	1420	0	7	1940	3	6628	N	N	522 N 122ND ST
4	614060	0165	3/30/05	\$370,000	1440	960	7	1967	4	7200	N	N	11522 FREMONT AV N
4	614060	0240	9/10/03	\$250,000	1440	0	7	1951	3	8371	N	N	11550 N PARK AV
4	614010	0560	6/28/05	\$360,000	1440	0	7	1928	3	7927	N	N	11745 EVANSTON AV N
4	614160	0245	1/13/05	\$325,000	1460	1120	7	1963	3	6851	Y	N	800 N 122ND ST
4	614160	0120	11/18/03	\$389,000	1500	0	7	1929	4	9524	N	N	12002 FREMONT AV N
4	614110	0741	6/6/05	\$365,000	1500	740	7	1946	4	6586	N	N	12021 FREMONT AV N
4	614110	0515	2/23/04	\$325,000	1500	0	7	1940	4	6556	N	N	12225 EVANSTON AV N
4	614010	0670	4/8/04	\$255,000	1660	0	7	1949	3	7967	N	N	11539 EVANSTON AV N
4	701720	0110	6/18/04	\$325,000	1690	0	7	1982	3	6658	N	N	11038 FREMONT AV N
4	614110	0315	6/13/05	\$400,000	1750	0	7	1992	4	6421	N	N	12232 PHINNEY AV N
4	701720	0075	9/9/03	\$321,000	1820	0	7	1941	4	11411	N	N	11206 FREMONT AV N
4	614010	0625	3/1/04	\$375,000	1900	0	7	1926	4	7980	N	N	11514 DAYTON AV N
4	291620	0045	9/10/03	\$276,500	2110	0	7	1952	3	7650	N	N	12726 PHINNEY AV N
4	637850	0175	9/8/03	\$310,000	2120	0	7	1938	3	6568	N	N	11258 DAYTON AV N
4	614060	0100	12/11/03	\$385,000	2150	120	7	1928	4	7200	N	N	11727 N PARK AV

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	291620	0142	8/7/03	\$375,000	2260	0	7	1988	4	7314	N	N	12724 EVANSTON AV N
4	637850	0140	7/14/05	\$395,000	2510	0	7	1980	3	7530	N	N	11220 DAYTON AV N
4	614110	0720	7/7/05	\$499,950	3270	0	7	2002	3	7022	N	N	12035 FREMONT AV N
4	891100	0075	12/28/04	\$355,000	1240	680	8	1975	4	7924	N	N	11215 PHINNEY AV N
4	614110	0710	10/13/03	\$347,000	1540	870	8	1960	4	8550	N	N	12041 FREMONT AV N
4	614110	0707	8/15/03	\$350,000	1560	1200	8	1962	4	8546	Y	N	12047 FREMONT AV N
4	614160	0080	7/31/03	\$360,000	1600	1000	8	1961	4	8000	N	N	12032 FREMONT AV N
4	614060	0010	3/18/05	\$514,000	1710	870	8	1987	3	7628	N	N	11748 FREMONT AV N
4	614110	0865	10/21/03	\$370,000	1850	1150	8	1947	3	9847	Y	N	12200 EVANSTON AV N
4	614110	0115	8/8/03	\$290,000	1940	0	8	1959	3	9315	N	N	12024 GREENWOOD AV N
4	701720	0047	1/20/05	\$342,500	2010	0	8	1979	3	9918	N	N	11230 FREMONT AV N
4	614160	0121	7/20/04	\$469,500	2260	0	8	2004	3	6574	N	N	712 N 120TH ST
5	130630	0250	6/28/05	\$222,100	550	0	5	1947	3	6352	N	N	10722 DAYTON AV N
5	130630	0195	1/27/05	\$195,000	640	0	5	1920	4	5000	N	N	511 N 110TH ST
5	229140	0830	8/18/05	\$263,500	660	0	5	1989	5	7440	N	N	10917 LINDEN AV N
5	614560	1900	11/28/05	\$255,000	840	0	5	1989	3	3844	N	N	743 N 102ND ST
5	026300	0310	2/14/03	\$191,000	860	0	5	1919	5	8100	N	N	715 N 96TH ST
5	229140	1505	1/8/04	\$213,500	910	0	5	1945	2	7440	N	N	10714 FREMONT AV N
5	614560	1435	5/20/05	\$248,500	920	0	5	1920	3	3844	N	N	739 N 103RD ST
5	229140	1350	1/20/04	\$187,950	1000	0	5	1922	3	3720	N	N	10522 FREMONT AV N
5	614560	0845	7/26/05	\$296,000	1120	0	5	1918	5	3844	N	N	706 N 103RD ST
5	130630	0266	2/28/05	\$254,950	1210	0	5	1910	4	7882	N	N	504 N 107TH ST
5	614560	0400	7/19/04	\$215,000	590	450	6	1929	4	5766	N	N	911 N 105TH ST
5	614560	1540	8/26/03	\$223,000	650	0	6	1940	5	4077	N	N	702 N 102ND ST
5	614560	2345	10/15/03	\$225,000	670	0	6	1910	4	3844	N	N	416 N 100TH ST
5	312604	9269	11/9/05	\$299,500	670	0	6	1942	3	6134	N	N	739 N 92ND ST
5	614560	1495	2/16/05	\$265,000	670	0	6	1921	4	3844	N	N	740 N 102ND ST
5	614560	1910	8/5/03	\$246,500	670	0	6	1927	4	3844	N	N	749 N 102ND ST
5	229140	1180	6/30/05	\$322,000	680	0	6	1929	3	7440	N	N	10522 N PARK AV
5	130630	0264	7/13/04	\$230,000	700	0	6	1947	3	5108	N	N	510 N 107TH ST
5	614560	2450	6/22/05	\$234,260	700	0	6	1910	3	3844	N	N	518 N 100TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	312604	9141	9/3/03	\$230,000	700	0	6	1937	3	5610	N	N	714 N 90TH ST
5	604640	1085	7/11/05	\$253,000	700	0	6	1921	4	2550	N	N	8515 LINDEN AV N
5	926670	0215	2/10/03	\$219,977	700	0	6	1920	4	5100	N	N	907 N 90TH ST
5	312604	9262	5/16/05	\$285,000	700	0	6	1947	3	5904	N	N	9525 FREMONT AV N
5	312604	9256	4/20/04	\$250,000	700	0	6	1947	4	5904	N	N	9617 FREMONT AV N
5	614560	0860	2/10/03	\$200,000	720	0	6	1917	4	3844	N	N	507 N 104TH ST
5	926670	1175	8/27/04	\$220,000	740	0	6	1989	3	5125	N	N	743 N 88TH ST
5	152930	0190	7/26/05	\$352,500	740	100	6	1920	4	6379	N	N	9500 PHINNEY AV N
5	312604	9368	10/14/03	\$252,250	750	0	6	1910	4	3993	N	N	737 N 91ST ST
5	229140	1535	12/1/05	\$305,000	770	0	6	1919	4	4960	N	N	10730 FREMONT AV N
5	614560	1025	2/9/05	\$287,000	770	0	6	2005	3	3844	N	N	333 N 104TH ST
5	030600	0439	5/22/03	\$250,000	770	0	6	1943	3	5212	N	N	730 N 97TH ST
5	614560	1675	10/25/04	\$285,000	790	600	6	1925	4	3844	N	N	920 N 102ND ST
5	926670	1155	5/27/04	\$295,000	800	440	6	1936	5	5125	N	N	753 N 88TH ST
5	152930	0330	5/20/04	\$274,500	800	800	6	1926	5	6941	N	N	9513 EVANSTON AV N
5	614560	1175	9/27/04	\$242,950	820	0	6	1947	3	3844	N	N	333 N 103RD ST
5	614560	2180	5/12/04	\$290,000	820	400	6	1919	4	3844	N	N	351 N 102ND ST
5	614560	0321	5/5/04	\$227,500	820	0	6	1912	5	3555	N	N	754 N 104TH ST
5	926670	0365	1/21/05	\$285,000	830	0	6	1942	4	5100	N	N	736 N 89TH ST
5	229140	0786	3/30/05	\$252,000	830	730	6	1924	4	5580	N	N	902 N 109TH ST
5	604640	0095	12/12/03	\$199,990	830	0	6	1908	4	5100	N	N	918 N 87TH ST
5	614560	1663	9/16/04	\$305,000	840	0	6	1928	5	3649	N	N	926 N 102ND ST
5	891100	0285	2/18/05	\$305,000	850	0	6	1947	3	6600	N	N	10709 PHINNEY AV N
5	229140	0195	5/22/03	\$250,000	850	400	6	1926	4	2908	N	N	10710 WHITMAN AV N
5	926670	0785	6/2/03	\$263,000	860	400	6	1932	4	5100	Y	N	902 N 88TH ST
5	614560	1450	4/16/04	\$205,000	870	0	6	1916	4	3844	N	N	749 N 103RD ST
5	643150	0282	6/14/03	\$244,000	880	0	6	1921	4	5000	N	N	8540 DAYTON AV N
5	614560	1180	1/22/04	\$289,950	900	0	6	1920	5	3844	N	N	335 N 103RD ST
5	614560	0690	9/14/05	\$313,000	910	190	6	1922	4	3844	N	N	900 N 103RD ST
5	614560	2160	3/22/05	\$269,900	920	0	6	1910	5	3844	N	N	341 N 102ND ST
5	614560	2425	4/28/04	\$235,000	950	0	6	1910	4	3844	N	N	523 N 101ST ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	1500	7/9/04	\$268,000	950	500	6	1921	4	3936	N	N	726 N 102ND ST
5	926670	0464	3/22/05	\$364,000	960	0	6	1928	4	4500	N	N	701 N 90TH ST
5	152930	0335	4/14/05	\$324,000	960	0	6	1959	4	6952	N	N	9517 EVANSTON AV N
5	614560	1090	9/15/03	\$235,000	980	0	6	1920	4	5766	N	N	332 N 103RD ST
5	926670	0665	3/21/03	\$249,950	980	0	6	1925	5	5100	N	N	747 N 89TH ST
5	614560	0080	5/25/04	\$269,950	1000	220	6	1920	4	3844	N	N	336 N 104TH ST
5	614560	0875	8/5/03	\$250,000	1000	0	6	1919	4	3844	N	N	519 N 104TH ST
5	291720	0645	9/30/04	\$270,000	1010	0	6	1948	3	6200	N	N	611 N 100TH ST
5	926670	1075	2/20/03	\$210,000	1020	0	6	1950	4	5100	N	N	933 N 88TH ST
5	229140	0920	9/15/03	\$305,000	1040	240	6	1941	3	5580	N	N	10727 LINDEN AV N
5	026300	0291	2/21/03	\$265,000	1040	500	6	1919	4	9450	N	N	741 N 96TH ST
5	614560	1340	8/27/03	\$188,500	1060	0	6	1945	3	3844	N	N	534 N 102ND ST
5	153230	0155	10/6/05	\$314,000	1080	0	6	1924	4	6095	N	N	921 N 93RD ST
5	130630	0260	8/4/05	\$281,000	1100	0	6	1926	4	6359	N	N	10712 DAYTON AV N
5	604640	0645	7/17/03	\$283,000	1100	0	6	1916	5	5100	N	N	927 N 87TH ST
5	643150	0290	9/27/05	\$334,650	1110	0	6	1921	5	4223	N	N	500 N 86TH ST
5	926670	0128	5/19/04	\$249,990	1120	0	6	1925	5	4975	N	N	929 N 90TH ST
5	891100	0310	2/9/05	\$310,000	1160	0	6	1986	3	8023	N	N	10737 PHINNEY AV N
5	614560	1255	4/15/03	\$239,950	1160	0	6	1912	4	5767	N	N	320 N 102ND ST
5	312604	9145	6/28/04	\$311,000	1160	0	6	1910	4	5112	N	N	719 N 92ND ST
5	604640	1080	1/15/03	\$259,950	1160	0	6	1916	4	2550	N	N	8511 LINDEN AV N
5	614560	1460	10/9/03	\$217,990	1170	0	6	1916	4	3844	N	N	757 N 103RD ST
5	604640	0655	7/27/05	\$372,000	1170	0	6	1916	4	5100	N	N	921 N 87TH ST
5	614560	1110	3/13/03	\$215,000	1180	0	6	1917	4	3844	N	N	318 N 103RD ST
5	364510	0210	9/2/05	\$292,000	1200	0	6	1984	3	5040	N	N	10507 EVANSTON AV N
5	604640	0345	2/23/05	\$290,000	1220	0	6	1911	5	5100	N	N	712 N 86TH ST
5	926670	1085	5/24/05	\$295,000	1370	0	6	1944	5	5100	N	N	929 N 88TH ST
5	152930	0345	5/20/03	\$249,000	1390	0	6	1926	5	6973	N	N	9527 EVANSTON AV N
5	364510	0215	12/13/05	\$257,000	1410	0	6	1920	4	5040	N	N	10509 EVANSTON AV N
5	614560	1335	12/6/05	\$450,000	1700	0	6	1927	5	5670	N	N	536 N 102ND ST
5	312604	9257	8/9/05	\$240,000	700	0	7	1946	3	5760	N	N	9625 FREMONT AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	2381	4/22/04	\$279,000	720	720	7	1926	4	5766	N	N	320 N 100TH ST
5	030600	0070	6/18/03	\$260,000	720	720	7	1928	4	4000	N	N	727 N 100TH ST
5	229140	1435	6/16/03	\$215,000	730	0	7	1938	3	5508	N	N	10727 N PARK AV
5	078900	0450	5/14/04	\$245,000	730	0	7	1940	4	5662	N	N	9238 EVANSTON AV N
5	030600	0265	8/12/03	\$249,000	740	720	7	1928	4	5932	N	N	700 N 98TH ST
5	614560	2035	12/7/04	\$320,000	750	750	7	1938	4	3844	N	N	525 N 102ND ST
5	614560	2035	5/8/03	\$247,000	750	750	7	1938	4	3844	N	N	525 N 102ND ST
5	130630	0075	11/25/03	\$251,000	760	520	7	1954	3	6300	N	N	10748 EVANSTON AV N
5	614560	2340	7/14/04	\$305,000	760	760	7	1941	4	3844	N	N	420 N 100TH ST
5	604640	0405	4/1/03	\$265,000	760	540	7	1986	3	2550	N	N	739 N 87TH ST
5	614560	1730	8/8/03	\$259,000	760	460	7	1941	4	3844	N	N	927 N 102ND ST
5	604640	0455	10/13/03	\$274,000	770	530	7	1986	3	2550	N	N	743 N 87TH ST
5	030600	0540	5/23/05	\$235,000	770	0	7	1942	3	5756	N	N	923 N 98TH ST
5	604640	0445	2/11/03	\$275,000	780	530	7	1986	3	2550	N	N	749 N 87TH ST
5	614560	2535	10/12/05	\$300,000	790	0	7	1942	4	3844	N	N	749 N 101ST ST
5	614560	2535	5/22/03	\$216,000	790	0	7	1942	4	3844	N	N	749 N 101ST ST
5	614560	2065	4/15/03	\$259,000	800	0	7	1925	4	6631	N	N	520 N 101ST ST
5	604640	0375	6/4/03	\$275,500	800	540	7	1987	3	2550	N	N	721 N 87TH ST
5	030600	0725	2/9/05	\$332,000	800	0	7	1928	4	6356	N	N	9702 LINDEN AV N
5	614560	1345	12/2/04	\$282,000	830	830	7	1955	3	3844	N	N	530 N 102ND ST
5	643150	0280	1/7/03	\$254,000	830	0	7	1921	4	5000	N	N	8528 DAYTON AV N
5	614560	2645	12/15/03	\$224,500	840	0	7	1941	4	3844	N	N	923 N 101ST ST
5	030600	0015	12/9/04	\$260,400	850	0	7	1926	4	5594	N	N	705 N 100TH ST
5	643150	0344	7/29/05	\$416,985	850	850	7	1927	5	5894	N	N	8547 DAYTON AV N
5	926670	0855	6/10/03	\$250,000	850	160	7	1941	4	5100	N	N	921 N 89TH ST
5	229140	1390	5/18/05	\$317,500	870	0	7	1975	3	3720	N	N	10542 FREMONT AV N
5	946520	0425	5/3/04	\$271,450	870	0	7	1940	3	6283	N	N	404 N 92ND ST
5	614560	0235	6/21/05	\$310,000	870	0	7	1953	3	3844	N	N	506 N 104TH ST
5	614560	0235	1/19/05	\$241,000	870	0	7	1953	3	3844	N	N	506 N 104TH ST
5	946520	0445	9/11/03	\$235,500	870	0	7	1939	3	6282	N	N	9219 DAYTON AV N
5	946520	0340	5/14/03	\$262,500	880	0	7	1928	4	6286	N	N	9027 DAYTON AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	384610	0050	9/8/03	\$300,000	880	600	7	1981	3	6079	N	N	912 N 98TH ST
5	926670	0175	9/20/05	\$320,000	880	0	7	1941	4	5100	N	N	917 N 90TH ST
5	926670	0175	3/8/05	\$300,000	880	0	7	1941	4	5100	N	N	917 N 90TH ST
5	614560	1895	12/17/04	\$281,495	890	520	7	1956	3	3844	N	N	737 N 102ND ST
5	946520	0345	8/4/03	\$309,000	890	850	7	1928	5	6286	N	N	9031 DAYTON AV N
5	153230	0055	3/21/05	\$320,000	890	250	7	1921	4	4805	N	N	922 N 93RD ST
5	229140	1210	12/1/05	\$275,000	900	0	7	1965	3	5580	N	N	10540 N PARK AV
5	130630	0040	4/23/03	\$237,000	900	0	7	1942	3	6340	N	N	10739 FREMONT AV N
5	130630	0055	11/18/05	\$306,500	900	0	7	1942	3	6329	N	N	10751 FREMONT AV N
5	130630	0055	7/31/03	\$231,000	900	0	7	1942	3	6329	N	N	10751 FREMONT AV N
5	614560	1400	12/15/04	\$219,000	900	0	7	1950	2	3844	N	N	711 N 103RD ST
5	614560	1510	11/17/03	\$275,000	900	100	7	1928	5	3844	N	N	724 N 102ND ST
5	614560	2760	8/11/03	\$257,000	900	0	7	1926	4	3922	N	N	906 N 100TH ST
5	946520	0410	9/17/04	\$316,000	900	400	7	1938	3	6282	N	N	9218 PHINNEY AV N
5	926670	0315	1/28/03	\$269,000	910	0	7	1942	4	5100	N	N	742 N 89TH ST
5	946520	0405	1/21/03	\$257,000	910	0	7	1939	4	6282	N	N	9222 PHINNEY AV N
5	229140	1060	3/25/03	\$239,000	920	0	7	1950	4	7440	N	N	10545 LINDEN AV N
5	604640	1295	8/31/04	\$286,000	920	260	7	1916	4	5100	N	N	711 N 86TH ST
5	946520	0290	10/22/03	\$290,000	920	600	7	1931	3	6287	N	N	9018 PHINNEY AV N
5	946520	0280	2/17/04	\$318,000	920	0	7	1939	4	6286	N	N	9024 PHINNEY AV N
5	614560	2130	3/11/04	\$276,500	930	0	7	1916	4	3845	N	N	317 N 102ND ST
5	153230	0035	3/18/05	\$274,000	930	270	7	1912	4	4805	N	N	916 N 93RD ST
5	152930	0265	6/17/04	\$300,000	940	700	7	1940	4	7026	N	N	9552 DAYTON AV N
5	291720	0565	11/28/05	\$369,950	950	420	7	1942	3	6166	N	N	9736 EVANSTON AV N
5	229140	0615	8/19/05	\$278,000	960	0	7	1952	3	5580	N	N	10733 WHITMAN AV N
5	614560	2170	4/12/04	\$285,000	960	0	7	1929	4	3844	N	N	345 N 102ND ST
5	614560	1425	1/20/04	\$265,700	960	0	7	1955	3	4228	N	N	729 N 103RD ST
5	946520	0350	10/1/03	\$255,000	960	280	7	1938	4	6913	N	N	9047 DAYTON AV N
5	614560	1720	8/26/04	\$215,000	960	0	7	1972	4	3844	N	N	919 N 102ND ST
5	554130	0045	10/11/05	\$357,500	960	600	7	1926	4	5060	N	N	920 N 92ND ST
5	614560	1725	4/29/05	\$222,500	960	0	7	1972	3	3844	N	N	923 N 102ND ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	926670	1125	2/13/04	\$280,000	970	240	7	1952	3	5125	N	N	907 N 88TH ST
5	229140	0495	3/22/05	\$320,000	970	0	7	1917	4	5320	N	N	922 N 105TH ST
5	554080	0150	8/19/03	\$265,000	970	660	7	1908	4	5100	N	N	939 N 91ST ST
5	614560	1890	5/19/04	\$279,950	980	980	7	1965	3	3844	N	N	733 N 102ND ST
5	643150	0102	7/12/05	\$402,000	980	500	7	1924	5	4817	N	N	8747 DAYTON AV N
5	614560	2580	3/2/04	\$262,500	990	0	7	1949	3	3844	N	N	734 N 100TH ST
5	614560	1154	10/17/05	\$380,000	1000	330	7	1966	3	3844	N	N	317 N 103RD ST
5	604640	0315	8/19/05	\$314,950	1000	0	7	1906	4	5100	N	N	710 N 86TH ST
5	604640	0185	6/18/04	\$325,000	1000	640	7	1964	4	5100	N	N	736 N 87TH ST
5	152930	0110	2/23/04	\$331,000	1000	300	7	1926	4	6000	N	N	9547 PHINNEY AV N
5	229140	0870	7/28/04	\$299,000	1010	360	7	1947	3	7440	N	N	10908 N PARK AV
5	614560	1150	8/4/05	\$365,000	1010	450	7	1975	3	3380	N	N	313 N 103RD ST
5	614560	1935	12/29/04	\$255,000	1010	0	7	1955	3	5765	N	N	748 N 101ST ST
5	291720	0355	12/8/05	\$363,500	1010	790	7	1941	3	7148	N	N	9740 DAYTON AV N
5	229140	0468	4/9/04	\$276,500	1020	560	7	1990	3	3720	N	N	10513 WHITMAN AV N
5	614560	0270	12/10/03	\$198,000	1020	0	7	1947	3	3844	N	N	723 N 105TH ST
5	946520	0075	7/12/04	\$374,000	1020	1020	7	1938	5	5908	N	N	9211 PHINNEY AV N
5	291720	0525	8/26/04	\$310,000	1020	430	7	1941	4	6139	N	N	9752 EVANSTON AV N
5	312604	9411	8/22/03	\$235,000	1040	60	7	1997	3	1760	N	N	710 A N 94TH ST
5	614560	0825	8/23/05	\$322,000	1040	0	7	1918	4	3844	N	N	722 N 103RD ST
5	554130	0095	11/22/05	\$270,000	1040	150	7	1935	3	5712	N	N	915 N 92ND ST
5	384610	0040	8/12/05	\$281,000	1040	0	7	1981	3	6079	N	N	918 N 98TH ST
5	926670	0895	2/23/05	\$225,000	1050	0	7	1910	4	5100	N	N	933 N 89TH ST
5	643150	0342	12/15/05	\$375,000	1060	820	7	1927	4	5894	N	N	8543 DAYTON AV N
5	614560	1200	12/9/03	\$305,000	1070	0	7	1918	5	3844	N	N	353 N 103RD ST
5	312604	9271	10/20/03	\$292,000	1080	0	7	1952	3	6732	N	N	714 N 91ST ST
5	312604	9271	11/16/05	\$350,000	1080	0	7	1952	3	6732	N	N	714 N 91ST ST
5	946520	0455	6/10/03	\$290,000	1080	0	7	1950	3	6281	N	N	9229 DAYTON AV N
5	291720	0095	11/16/04	\$415,000	1080	900	7	1940	4	5395	Y	N	9731 PHINNEY AV N
5	078900	0165	7/7/05	\$310,000	1110	0	7	1918	4	8097	N	N	9034 DAYTON AV N
5	891100	0396	3/5/03	\$270,000	1120	830	7	1918	5	7024	N	N	10521 PHINNEY AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	229140	1040	5/26/04	\$265,000	1120	0	7	1950	4	7440	N	N	10746 N PARK AV
5	614560	0955	3/5/04	\$240,000	1120	0	7	1972	3	3844	N	N	514 N 103RD ST
5	614560	0375	2/2/04	\$292,000	1120	500	7	1917	5	3844	N	N	714 N 104TH ST
5	229140	0800	1/13/03	\$350,000	1130	220	7	1998	3	5940	N	N	10916 LINDEN AV N
5	604640	1130	5/6/04	\$368,000	1130	0	7	1920	4	5100	N	N	747 N 86TH ST
5	078900	0470	5/25/05	\$332,000	1130	530	7	1931	4	7129	N	N	9216 EVANSTON AV N
5	030600	0695	8/2/05	\$293,000	1140	0	7	1942	3	6756	N	N	922 N 97TH ST
5	604640	0187	12/1/03	\$269,950	1150	0	7	1916	5	5100	N	N	730 N 87TH ST
5	614560	1835	5/18/04	\$270,000	1160	0	7	1985	3	3844	N	N	910 N 101ST ST
5	614560	0855	7/12/05	\$322,600	1170	750	7	1967	3	3844	N	N	501 N 104TH ST
5	229140	1280	4/7/04	\$260,000	1180	0	7	1979	3	3720	N	N	10519 N PARK AV
5	926670	0256	11/22/05	\$408,000	1190	0	7	1912	5	5200	N	N	8911 LINDEN AV N
5	364510	0340	3/26/05	\$382,000	1200	620	7	1990	3	5139	N	N	10518 DAYTON AV N
5	291720	0415	1/7/03	\$280,000	1210	1210	7	1937	4	7082	N	N	9712 DAYTON AV N
5	312604	9312	10/1/05	\$400,000	1220	0	7	1951	4	5023	N	N	704 N 92ND ST
5	614560	2205	4/26/05	\$310,000	1230	0	7	1982	3	3844	N	N	346 N 101ST ST
5	030600	0340	6/3/04	\$258,500	1240	0	7	1950	3	6483	N	N	739 N 98TH ST
5	291720	0240	6/29/05	\$355,000	1240	0	7	1940	3	5101	N	N	9701 DAYTON AV N
5	030600	0434	6/1/04	\$327,000	1260	650	7	1941	3	7627	N	N	736 N 97TH ST
5	891100	0390	7/8/03	\$295,000	1270	1000	7	1949	3	8110	N	N	10515 PHINNEY AV N
5	926670	1215	9/23/04	\$330,000	1270	240	7	1928	4	5125	N	N	727 N 88TH ST
5	614560	0055	4/15/04	\$250,000	1280	0	7	1921	4	3844	N	N	360 N 104TH ST
5	614560	2030	8/5/04	\$329,950	1280	480	7	1984	4	3844	N	N	521 N 102ND ST
5	030600	0530	12/23/05	\$300,000	1280	0	7	1942	4	6756	N	N	919 N 98TH ST
5	643150	0232	3/12/04	\$330,000	1290	450	7	1911	5	6086	N	N	8536 EVANSTON AV N
5	946520	0200	11/3/03	\$309,000	1290	860	7	1918	5	5912	Y	N	9015 PHINNEY AV N
5	152930	0080	8/22/05	\$393,000	1300	200	7	1930	4	9004	N	N	9517 PHINNEY AV N
5	614560	2463	8/18/04	\$290,000	1310	0	7	1995	3	3762	N	N	506 N 100TH ST
5	614560	1975	11/16/04	\$273,200	1320	0	7	1916	5	3844	N	N	714 N 101ST ST
5	926670	0645	3/18/04	\$270,000	1320	0	7	1985	3	2550	N	N	732 N 88TH ST
5	604640	0755	5/17/05	\$369,000	1320	700	7	1911	5	5100	N	N	950 N 86TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	2025	6/22/05	\$413,000	1330	240	7	1914	4	3844	N	N	519 N 102ND ST
5	643150	0151	4/14/03	\$335,000	1330	0	7	1920	4	7893	N	N	8748 DAYTON AV N
5	926670	1095	7/28/04	\$275,000	1330	0	7	1984	3	2563	N	N	925 N 88TH ST
5	078900	0630	3/8/04	\$272,950	1330	0	7	1998	3	2174	N	N	9257 FREMONT AV N
5	174770	0020	6/9/04	\$313,500	1340	0	7	1945	3	7366	N	N	10741 DAYTON AV N
5	078900	0030	5/23/03	\$269,000	1350	760	7	1911	4	8213	N	N	9226 DAYTON AV N
5	312604	9415	6/15/05	\$318,000	1350	0	7	1999	3	2325	N	N	9230 B FREMONT AV N
5	364510	0285	1/3/03	\$264,000	1360	600	7	1962	3	6399	N	N	10550 DAYTON AV N
5	174770	0070	6/23/03	\$269,000	1360	0	7	1941	3	7375	N	N	10714 PHINNEY AV N
5	614560	2640	5/13/05	\$336,500	1360	1360	7	1968	3	3844	N	N	919 N 101ST ST
5	078900	0560	2/18/04	\$284,000	1360	0	7	1995	3	2197	N	N	9231 FREMONT AV N
5	946520	0335	6/2/04	\$350,000	1400	170	7	1928	4	6286	N	N	9025 DAYTON AV N
5	130630	0135	5/11/04	\$263,620	1420	0	7	1942	4	6552	N	N	516 N 107TH ST
5	614560	2430	12/12/03	\$265,000	1430	800	7	1911	4	3844	N	N	525 N 101ST ST
5	614560	2545	6/24/03	\$230,000	1440	0	7	1940	4	3844	N	N	757 N 101ST ST
5	312604	9072	6/17/04	\$322,000	1450	0	7	1950	4	6133	N	N	751 N 92ND ST
5	614560	2593	4/25/05	\$357,000	1460	0	7	1993	3	3762	N	N	718 N 100TH ST
5	554080	0130	6/10/03	\$243,000	1460	300	7	1926	4	5100	N	N	933 N 91ST ST
5	926670	0335	3/11/04	\$375,000	1480	670	7	1912	5	5100	N	N	737 N 90TH ST
5	078900	0520	2/18/03	\$251,900	1480	0	7	1995	3	2211	N	N	9221 FREMONT AV N
5	229140	1495	7/2/04	\$260,000	1500	0	7	1969	3	7440	N	N	10708 FREMONT AV N
5	604640	0385	5/18/04	\$310,200	1500	0	7	1955	3	4590	N	N	722 N 86TH ST
5	026300	0040	5/15/03	\$309,950	1530	0	7	1998	3	5032	N	N	725 N 96TH ST
5	078900	0323	6/21/04	\$299,950	1600	0	7	2004	3	2051	N	N	9021 FREMONT AV N
5	291720	0425	6/30/04	\$375,000	1600	260	7	1937	4	7067	N	N	9704 DAYTON AV N
5	229140	0665	10/26/05	\$370,000	1620	0	7	1919	4	7440	N	N	10703 WHITMAN AV N
5	152930	0290	12/8/05	\$406,500	1630	0	7	1922	5	6973	N	N	9528 DAYTON AV N
5	643150	0099	3/18/05	\$425,000	1640	0	7	1906	5	6714	N	N	8749 DAYTON AV N
5	364510	0310	11/20/03	\$309,900	1680	0	7	1927	4	5620	N	N	10530 DAYTON AV N
5	229140	1355	8/8/05	\$365,000	1700	0	7	1924	3	9300	N	N	10526 FREMONT AV N
5	614560	0230	5/23/03	\$264,000	1700	400	7	1910	4	3844	N	N	510 N 104TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	078900	0190	7/21/04	\$320,000	1710	0	7	1911	4	7763	N	N	9010 DAYTON AV N
5	312604	9416	1/23/03	\$280,000	1720	0	7	1999	3	1755	N	N	9230 C FREMONT AV N
5	643150	0201	7/15/04	\$329,000	1760	0	7	1950	4	8841	N	N	8909 FREMONT AV N
5	153230	0005	10/15/03	\$384,250	1760	0	7	2003	3	4771	N	N	902 N 93RD ST
5	078900	0020	12/23/03	\$290,000	1790	0	7	1918	4	8237	N	N	9238 DAYTON AV N
5	926670	1205	4/21/05	\$385,000	1800	0	7	1938	4	5125	N	N	729 N 88TH ST
5	643150	0202	5/18/04	\$335,000	1820	0	7	1981	3	8226	N	N	609 N 90TH ST
5	614560	0715	8/5/03	\$374,500	1840	0	7	2003	3	5766	N	N	717 N 104TH ST
5	614560	1070	10/27/03	\$270,000	1960	0	7	1910	4	3844	N	N	346 N 103RD ST
5	078900	0324	7/29/03	\$335,000	2070	0	7	1974	4	3661	N	N	9015 FREMONT AV N
5	614560	0415	9/22/03	\$350,000	2160	0	7	2000	3	3844	N	N	921 N 105TH ST
5	614560	0415	5/9/05	\$374,190	2160	0	7	2000	3	3844	N	N	921 N 105TH ST
5	614560	0405	7/1/05	\$370,000	2170	0	7	2000	3	3844	N	N	915 N 105TH ST
5	312604	9402	3/1/04	\$338,500	2350	0	7	1994	3	1784	N	N	726 N 92ND ST
5	312604	9400	2/10/04	\$349,000	2360	0	7	1994	3	2690	N	N	724 N 92ND ST
5	614560	0355	8/16/04	\$355,000	2384	0	7	2000	3	3844	N	N	730 N 104TH ST
5	312604	9404	11/29/04	\$380,000	2410	0	7	1995	3	3230	N	N	9215 LINDEN AV N
5	152930	0225	7/15/04	\$459,950	2760	0	7	2004	3	6376	N	N	9531 DAYTON AV N
5	604640	0355	1/7/03	\$315,000	1120	520	8	1972	3	5100	N	N	718 N 86TH ST
5	604640	0270	9/24/04	\$321,000	1120	0	8	1930	4	5000	N	N	8610 FREMONT AV N
5	364510	0309	2/19/04	\$366,500	1140	700	8	2003	3	5127	N	N	10534 DAYTON AV N
5	291720	0065	7/19/04	\$344,000	1220	1200	8	1954	3	4855	N	N	9749 PHINNEY AV N
5	312604	9112	5/22/03	\$310,000	1330	830	8	1990	3	4089	N	N	727 N 92ND ST
5	078900	0185	10/27/03	\$390,000	1360	1000	8	1955	4	8309	N	N	9012 DAYTON AV N
5	312604	9449	8/22/05	\$339,000	1380	0	8	2005	3	1488	N	N	732 A N 92ND ST
5	312604	9451	8/29/05	\$340,000	1380	0	8	2005	3	1656	N	N	734 A N 92ND ST
5	312604	9450	8/22/05	\$339,000	1380	0	8	2005	3	1950	N	N	734 B N 92ND ST
5	614560	2817	9/24/03	\$355,000	1420	980	8	2001	3	3750	N	N	10101 FREMONT AV N
5	614560	1880	4/26/05	\$459,000	1570	650	8	2005	3	3920	N	N	725 N 102ND ST
5	229140	0910	8/6/04	\$389,950	1600	610	8	1983	3	5084	N	N	10735 LINDEN AV N
5	229140	0197	9/26/05	\$316,500	1890	0	8	2005	3	1337	N	N	10708 WHITMAN AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	229140	0196	9/7/05	\$300,000	1890	0	8	2005	3	1337	N	N	10712 WHITMAN AV N
5	926670	0255	6/16/05	\$558,000	1890	1220	8	1970	4	5000	N	N	757 N 90TH ST
5	926670	0255	1/9/03	\$380,000	1890	1220	8	1970	4	5000	N	N	757 N 90TH ST
5	604640	0990	12/10/04	\$435,950	2250	0	8	2004	3	5100	N	N	917 N 86TH ST
5	926670	0045	3/26/05	\$390,000	2300	0	8	1932	5	5100	N	N	947 N 90TH ST
5	614560	2159	7/2/04	\$404,950	2340	0	8	2004	3	2883	N	N	337 N 102ND ST
5	614560	1915	1/19/05	\$429,950	2360	0	8	2004	3	3844	N	N	10117 LINDEN AV N
5	614560	1912	2/7/05	\$430,950	2360	0	8	2004	3	3844	N	N	753 N 102ND ST
5	229140	0900	5/21/03	\$373,265	2610	690	8	1985	3	6076	N	N	10739 LINDEN AV N
5	130630	0130	9/14/05	\$561,000	2650	0	8	2005	3	6577	N	N	10702 EVANSTON AV N
8	926820	0361	6/10/05	\$230,000	400	0	3	1942	3	5040	N	N	9242 8TH AV NW
8	211770	0055	9/22/04	\$199,500	480	0	4	1989	3	7560	N	N	9550 7TH AV NW
8	394190	0029	2/23/05	\$188,000	580	0	4	1947	3	3086	N	N	9718 6TH AV NW
8	330070	1015	9/29/04	\$226,500	480	0	5	1924	3	4000	N	N	8548 17TH AV NW
8	186240	0353	3/24/05	\$249,000	480	480	5	1940	4	5400	N	N	9206 DIBBLE AV NW
8	330070	0535	6/21/03	\$199,950	500	0	5	1935	4	4500	N	N	8754 17TH AV NW
8	117200	0150	8/11/03	\$174,950	530	0	5	1941	5	6350	N	N	9013 PALATINE AV N
8	330070	0405	9/19/05	\$264,900	540	0	5	1942	4	4000	N	N	8738 18TH AV NW
8	186240	0280	10/19/05	\$285,000	580	180	5	1938	3	8122	N	N	9228 9TH AV NW
8	923290	0045	7/19/05	\$187,000	580	0	5	1940	3	6350	N	N	9242 PALATINE AV N
8	617090	0215	2/23/04	\$284,000	600	350	5	1928	4	7268	N	N	108 NW 100TH ST
8	094600	0030	8/19/03	\$220,000	600	140	5	1916	3	4950	N	N	626 NW 87TH ST
8	663890	0550	4/14/03	\$205,000	630	0	5	1954	4	5150	N	N	1000 NW 87TH ST
8	277660	0090	9/2/03	\$237,100	670	0	5	1945	4	7100	N	N	8529 14TH AV NW
8	663890	0080	5/12/03	\$179,950	680	0	5	1936	3	2500	N	N	8533 11TH AV NW
8	618470	0150	11/29/05	\$270,000	680	0	5	1920	4	7751	N	N	9728 2ND AV NW
8	350160	0140	8/17/04	\$215,000	690	0	5	1948	4	4800	N	N	309 NW 89TH ST
8	330070	1450	3/16/03	\$220,000	690	0	5	1925	3	4000	N	N	8537 18TH AV NW
8	330070	1260	5/12/05	\$311,000	700	0	5	1918	4	4000	N	N	8517 17TH AV NW
8	330070	1265	10/27/03	\$226,500	700	0	5	1920	4	4000	N	N	8519 17TH AV NW
8	292070	0215	2/7/05	\$340,000	700	670	5	1920	4	4191	N	N	8721 2ND AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	094500	0420	5/26/05	\$252,400	710	0	5	1942	3	4600	N	N	320 NW 86TH ST
8	053400	0160	9/25/03	\$181,098	720	0	5	1947	3	5360	N	N	9533 3RD AV NW
8	292070	0185	8/8/03	\$243,000	730	0	5	1919	4	6350	N	N	8720 2ND AV NW
8	291520	0105	5/23/05	\$242,000	730	0	5	1924	3	5461	N	N	9737 PALATINE AV N
8	926820	0110	3/7/05	\$260,000	770	0	5	1948	3	5040	N	N	409 NW 95TH ST
8	926820	0680	3/29/04	\$236,000	770	0	5	1916	3	5040	N	N	9024 6TH AV NW
8	394190	0095	8/18/04	\$230,000	800	0	5	1936	3	8040	N	N	9510 6TH AV NW
8	663890	0150	5/11/05	\$329,500	840	220	5	1937	3	3875	N	N	8528 12TH AV NW
8	291520	0295	3/26/04	\$215,000	840	0	5	1920	3	3311	N	N	9758 3RD AV NW
8	759570	0140	3/4/03	\$218,000	990	0	5	1920	3	4741	N	N	819 NW 90TH ST
8	094500	0560	4/29/04	\$247,000	1070	0	5	1906	4	5487	N	N	347 NW 86TH ST
8	101400	0045	8/10/04	\$246,000	1210	0	5	1917	3	5080	N	N	9210 PALATINE AV N
8	094500	0490	12/6/05	\$259,000	1560	0	5	1906	3	4650	N	N	309 NW 86TH ST
8	330070	0333	4/27/05	\$310,000	520	0	6	1941	3	6000	N	N	8731 18TH AV NW
8	330070	0450	7/7/03	\$220,000	600	0	6	1946	3	4000	N	N	8702 18TH AV NW
8	330070	1020	3/14/05	\$325,000	640	0	6	1921	3	4000	N	N	8546 17TH AV NW
8	362603	9341	5/23/05	\$260,000	640	0	6	1924	4	6350	N	N	9510 2ND AV NW
8	350160	0085	6/23/05	\$225,000	650	0	6	1910	3	4800	N	N	342 NW 89TH ST
8	250800	0175	7/15/05	\$289,000	670	0	6	1976	3	6350	N	N	8741 2ND AV NW
8	117200	0070	9/1/04	\$235,000	670	0	6	1940	3	6350	N	N	9008 PALATINE AV N
8	291520	0210	9/16/04	\$299,100	680	0	6	1922	4	5250	N	N	123 NW 100TH ST
8	362603	9156	11/4/04	\$265,600	680	0	6	1922	3	5013	N	N	206 NW 101ST ST
8	291520	0255	1/21/05	\$225,000	690	0	6	1938	3	6235	N	N	9730 3RD AV NW
8	330070	0570	10/14/05	\$355,000	700	0	6	1924	3	4000	N	N	8726 17TH AV NW
8	330070	0570	4/19/05	\$280,000	700	0	6	1924	3	4000	N	N	8726 17TH AV NW
8	394190	0105	10/16/03	\$235,000	700	300	6	1946	3	5760	N	N	9501 4TH AV NW
8	618470	0045	7/20/04	\$283,000	700	110	6	1947	3	7620	N	N	9720 PALATINE AV N
8	330070	1255	10/6/03	\$225,000	720	0	6	1943	3	4000	N	N	8511 17TH AV NW
8	158860	0065	6/23/03	\$252,500	720	220	6	1941	4	4500	N	N	9007 8TH AV NW
8	053400	0250	3/28/05	\$285,000	720	0	6	1942	3	6690	N	N	9552 4TH AV NW
8	094600	0255	12/21/05	\$250,000	730	0	6	1942	3	4650	N	N	653 NW 86TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	663890	0355	9/14/04	\$272,500	730	0	6	1942	4	5000	N	N	8512 11TH AV NW
8	330070	1205	9/27/04	\$250,000	730	0	6	1925	3	4000	N	N	8526 18TH AV NW
8	277660	0036	1/7/03	\$255,000	730	0	6	1923	3	4920	N	N	8529 13TH AV NW
8	781870	0360	7/19/05	\$205,000	730	0	6	1952	3	3000	N	N	8544 9TH AV NW
8	330070	0285	8/23/05	\$334,500	730	730	6	1940	3	4000	N	N	8712 19TH AV NW
8	330070	1440	3/11/04	\$262,000	740	0	6	1925	3	4000	N	N	8533 18TH AV NW
8	330070	0680	2/24/05	\$280,000	740	740	6	1925	3	6000	N	N	8749 16TH AV NW
8	186240	0325	12/15/05	\$435,000	740	0	6	1941	3	10806	N	N	9240 DIBBLE AV NW
8	617090	0185	4/15/04	\$276,900	750	300	6	1947	4	5535	N	N	206 NW 100TH ST
8	330070	1200	9/23/04	\$290,500	760	900	6	1929	4	4000	N	N	8528 18TH AV NW
8	250800	0050	12/28/04	\$339,500	760	160	6	1926	4	6350	N	N	8743 PALATINE AV N
8	350110	0170	3/31/04	\$273,950	770	600	6	1938	4	4800	N	N	647 NW 89TH ST
8	330070	1060	9/5/03	\$288,000	770	0	6	1926	3	6200	N	N	8518 17TH AV NW
8	923290	0120	3/30/04	\$265,000	770	0	6	1968	3	6350	N	N	9256 1ST AV NW
8	292070	0195	12/30/04	\$291,000	780	0	6	1915	4	6350	N	N	8724 2ND AV NW
8	117200	0175	10/16/03	\$216,500	780	0	6	1940	3	6350	N	N	9001 PALATINE AV N
8	617090	0080	7/5/05	\$289,000	790	0	6	1938	4	5453	N	N	122 N 100TH ST
8	291470	0080	7/19/05	\$190,500	790	0	6	1941	3	5080	N	N	9538 PALATINE AV N
8	094600	0125	6/23/04	\$358,000	800	600	6	1938	4	4600	N	N	643 NW 87TH ST
8	759570	0045	8/25/05	\$315,000	800	800	6	1941	3	4960	N	N	8822 9TH AV NW
8	053400	0240	6/17/04	\$266,000	800	0	6	1942	3	6692	N	N	9544 4TH AV NW
8	617090	0085	9/2/03	\$266,000	810	810	6	1928	3	5452	N	N	126 N 100TH ST
8	330070	0320	1/2/04	\$282,200	810	810	6	1912	4	4000	N	N	8715 18TH AV NW
8	158860	0067	12/5/03	\$275,000	810	140	6	1939	4	4388	N	N	9003 8TH AV NW
8	926820	0552	3/12/03	\$200,000	810	0	6	1916	3	5110	N	N	9012 7TH AV NW
8	291520	0055	4/22/04	\$236,000	810	0	6	1926	3	5461	N	N	9740 PALATINE AV N
8	781870	0540	5/26/04	\$321,125	830	580	6	1916	3	3600	N	N	8544 DIBBLE AV NW
8	330070	0325	4/27/05	\$295,000	830	0	6	1936	3	4000	N	N	8717 18TH AV NW
8	617090	0055	6/21/04	\$262,000	840	180	6	1940	3	5534	N	N	101 N 101ST ST
8	094500	0510	5/11/05	\$370,000	840	600	6	1942	4	4650	N	N	323 NW 86TH ST
8	094500	0320	9/3/03	\$255,000	840	0	6	1948	3	4600	N	N	347 NW 87TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	158860	0006	9/25/03	\$261,000	840	840	6	1926	4	5749	N	N	9053 8TH AV NW
8	053400	0090	2/22/05	\$299,950	840	0	6	1942	3	6684	N	N	9728 4TH AV NW
8	330070	0720	6/18/03	\$281,000	850	0	6	1925	3	4000	N	N	8734 16TH AV NW
8	268810	0140	2/20/04	\$300,000	850	360	6	1940	3	5400	N	N	9002 11TH AV NW
8	362603	9197	12/3/04	\$271,000	860	0	6	1943	3	6900	N	N	222 NW 95TH ST
8	330070	1115	5/14/04	\$297,000	860	0	6	1942	4	4000	N	N	8527 16TH AV NW
8	350110	0165	7/24/03	\$271,000	870	0	6	1937	4	4800	N	N	643 NW 89TH ST
8	617090	0050	1/18/05	\$318,000	880	0	6	1940	4	5455	N	N	109 N 101ST ST
8	235680	0020	10/9/03	\$288,000	880	0	6	1918	5	6650	N	N	8526 13TH AV NW
8	330070	1165	5/10/04	\$293,500	880	0	6	1925	4	4000	N	N	8552 18TH AV NW
8	330070	0575	9/13/05	\$385,000	880	880	6	1937	5	4000	N	N	8722 17TH AV NW
8	330070	0014	8/12/04	\$300,000	880	0	6	1947	3	9100	N	N	8748 20TH AV NW
8	926820	0625	5/6/04	\$261,000	880	0	6	1952	4	7560	N	N	9045 4TH AV NW
8	186240	0330	6/25/04	\$230,000	880	0	6	1946	3	6951	N	N	9235 8TH AV NW
8	094500	0400	2/24/04	\$247,000	890	0	6	1909	4	4600	N	N	332 NW 86TH ST
8	330070	0430	7/11/05	\$351,000	890	0	6	1921	4	4000	N	N	8716 18TH AV NW
8	923290	0075	10/28/05	\$326,000	890	0	6	1943	3	6350	N	N	9251 PALATINE AV N
8	923290	0075	7/13/03	\$236,000	890	0	6	1943	3	6350	N	N	9251 PALATINE AV N
8	094500	0250	9/23/05	\$272,950	900	0	6	1951	3	4600	N	N	311 NW 87TH ST
8	350110	0145	6/18/03	\$245,000	900	0	6	1916	3	4800	N	N	623 NW 89TH ST
8	094600	0140	6/7/05	\$399,950	900	400	6	1942	3	4600	N	N	657 NW 87TH ST
8	250800	0055	10/24/03	\$225,000	900	0	6	1947	3	5715	N	N	8741 PALATINE AV N
8	094500	0135	8/17/05	\$342,500	910	0	6	1916	4	5000	N	N	316 NW 87TH ST
8	292070	0220	8/22/05	\$345,000	910	0	6	1910	3	4191	N	N	8719 2ND AV NW
8	292070	0220	11/18/03	\$230,000	910	0	6	1910	3	4191	N	N	8719 2ND AV NW
8	618470	0055	7/13/04	\$264,950	910	0	6	1920	3	7699	N	N	9723 PALATINE AV N
8	053400	0125	6/2/05	\$325,000	920	0	6	1942	3	6700	N	N	311 NW 97TH ST
8	751500	0085	2/18/04	\$251,000	920	0	6	1946	3	7378	N	N	8749 13TH AV NW
8	618470	0180	12/16/04	\$272,500	920	0	6	1940	3	7087	N	N	9700 3RD AV NW
8	330070	0604	11/4/03	\$225,153	930	0	6	1937	3	2220	N	N	1620 NW 87TH ST
8	094500	0430	11/16/04	\$325,500	930	0	6	1924	4	4600	N	N	316 NW 86TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	781870	0500	9/23/03	\$235,000	930	460	6	1916	4	3000	N	N	8528 DIBBLE AV NW
8	330070	0420	6/23/05	\$301,000	930	0	6	1942	4	4000	N	N	8724 18TH AV NW
8	781870	0390	3/12/03	\$225,000	940	0	6	1942	3	6000	N	N	8529 8TH AV NW
8	158860	0176	10/27/04	\$309,000	950	360	6	1939	4	4144	N	N	860 NW 90TH ST
8	926820	0658	12/6/04	\$229,950	960	0	6	1942	3	4920	N	N	9007 4TH AV NW
8	268810	0115	6/6/03	\$269,500	960	460	6	1947	3	5400	N	N	9045 9TH AV NW
8	158860	0200	6/15/05	\$300,000	970	80	6	1938	3	6407	N	N	9014 9TH AV NW
8	617090	0203	7/15/04	\$330,500	980	110	6	1984	3	3993	N	N	112 NW 100TH ST
8	350110	0140	6/18/03	\$270,500	980	0	6	1910	3	4800	N	N	619 NW 89TH ST
8	663890	0345	6/13/03	\$249,950	980	0	6	1918	3	5000	N	N	8518 11TH AV NW
8	094500	0350	2/26/03	\$274,950	990	790	6	1948	3	4416	N	N	364 NW 86TH ST
8	330070	1215	4/13/05	\$385,000	990	0	6	1939	4	4000	N	N	8514 18TH AV NW
8	759570	0025	3/3/05	\$263,000	990	0	6	1931	3	4920	N	N	8838 9TH AV NW
8	350110	0175	6/8/04	\$259,000	1000	480	6	1985	3	4800	N	N	651 NW 89TH ST
8	923290	0150	6/21/05	\$315,250	1000	0	6	1940	3	6223	N	N	9231 2ND AV NW
8	923290	0087	5/4/05	\$290,000	1000	0	6	1918	3	6223	N	N	9233 PALATINE AV N
8	350110	0155	9/23/04	\$310,000	1010	0	6	1916	4	4800	N	N	631 NW 89TH ST
8	350110	0053	7/3/03	\$254,000	1010	0	6	1916	3	4750	N	N	719 NW 90TH ST
8	926820	0220	8/9/05	\$279,000	1010	0	6	1951	3	7620	N	N	9215 6TH AV NW
8	751500	0005	3/18/05	\$313,000	1060	0	6	1907	4	5552	N	N	1207 NW 90TH ST
8	926820	0605	9/10/03	\$259,900	1060	0	6	1924	4	6300	N	N	411 NW 92ND ST
8	926820	0445	11/22/04	\$325,000	1060	0	6	1912	3	5782	N	N	712 NW 90TH ST
8	250800	0066	7/16/03	\$230,000	1060	0	6	1971	3	3556	N	N	8736 1ST AV NW
8	186240	0446	12/21/05	\$293,000	1070	0	6	1946	3	6800	N	N	9013 13TH AV NW
8	186240	0335	3/10/03	\$265,000	1070	0	6	1948	4	5403	N	N	9228 DIBBLE AV NW
8	291470	0455	10/9/03	\$255,000	1080	0	6	1947	4	5900	N	N	9540 3RD AV NW
8	250800	0135	3/27/03	\$221,900	1090	0	6	1915	3	6350	N	N	8730 2ND AV NW
8	350110	0240	4/22/05	\$370,000	1090	0	6	1947	4	4800	N	N	8801 6TH AV NW
8	250800	0065	5/21/04	\$275,000	1110	0	6	1937	4	3175	N	N	8734 1ST AV NW
8	186240	0336	7/25/05	\$275,000	1110	0	6	1946	3	8108	N	N	9225 8TH AV NW
8	330070	0395	9/24/03	\$290,200	1170	420	6	1948	3	4000	N	N	8744 18TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	751500	0069	6/29/04	\$310,000	1190	0	6	1941	4	6179	N	N	8715 13TH AV NW
8	394190	0025	11/17/03	\$239,950	1200	0	6	1976	3	3086	N	N	9714 6TH AV NW
8	094500	0225	6/13/05	\$299,500	1220	0	6	1919	3	5428	N	N	8617 3RD AV NW
8	053400	0070	4/18/05	\$303,500	1220	0	6	1942	3	6687	N	N	9708 4TH AV NW
8	350210	0025	3/14/05	\$265,000	1280	130	6	1916	4	4800	N	N	353 NW 89TH ST
8	350110	0150	6/19/03	\$325,000	1320	450	6	1915	5	4800	N	N	627 NW 89TH ST
8	350110	0150	12/19/05	\$400,000	1320	450	6	1915	5	4800	N	N	627 NW 89TH ST
8	330070	0500	10/18/05	\$324,950	1360	0	6	1928	4	4000	N	N	8739 17TH AV NW
8	270560	0045	7/5/05	\$410,500	1380	840	6	1922	5	8000	N	N	9557 7TH AV NW
8	350160	0135	10/1/04	\$248,500	1490	0	6	1948	3	4800	N	N	303 NW 89TH ST
8	926820	0346	7/31/03	\$280,000	1490	0	6	1914	4	5077	N	N	9228 8TH AV NW
8	094600	0250	2/19/03	\$240,000	1530	0	6	1946	4	4650	N	N	649 NW 86TH ST
8	186240	0245	11/21/05	\$324,900	1550	0	6	2001	3	5421	N	N	9211 9TH AV NW
8	330070	1040	4/25/05	\$282,000	700	0	7	1912	3	6000	N	N	8524 17TH AV NW
8	350160	0030	7/19/04	\$255,500	750	0	7	1946	5	4800	N	N	321 NW 90TH ST
8	926820	0004	3/16/05	\$285,000	750	300	7	1979	3	5152	N	N	9253 3RD AV NW
8	330070	0665	9/3/04	\$329,950	770	100	7	1928	4	5000	N	N	8743 16TH AV NW
8	291520	0276	5/4/04	\$275,000	790	0	7	1940	4	4011	N	N	9756 3RD AV NW
8	394190	0083	4/21/04	\$248,500	820	0	7	1950	3	8003	N	N	9524 6TH AV NW
8	350110	0250	7/1/03	\$281,500	840	0	7	1911	3	4700	N	N	605 NW 88TH ST
8	350160	0175	4/4/05	\$435,000	850	1030	7	1955	5	4800	N	N	318 NW 88TH ST
8	926820	0285	10/12/04	\$284,950	860	0	7	1956	3	5040	N	N	709 NW 95TH ST
8	663890	0410	3/19/03	\$260,000	860	610	7	1985	3	3734	N	N	8522 10TH AV NW
8	330070	0310	1/21/05	\$310,000	860	200	7	1951	3	4000	N	N	8703 18TH AV NW
8	250800	0210	8/5/04	\$311,500	860	0	7	1920	4	6050	N	N	8746 3RD AV NW
8	277660	0027	2/26/05	\$220,000	900	0	7	1952	3	5394	N	N	8514 14TH AV NW
8	277660	0002	6/17/05	\$350,000	900	220	7	1946	3	6141	N	N	8556 13TH AV NW
8	394190	0062	8/8/03	\$240,000	920	0	7	1951	3	7200	N	N	9544 6TH AV NW
8	759570	0255	8/15/03	\$232,000	930	70	7	1978	3	4656	N	N	8716 DIBBLE AV NW
8	186240	0345	6/2/04	\$296,000	930	350	7	1951	3	5399	N	N	9215 8TH AV NW
8	186240	0166	8/17/05	\$295,000	930	0	7	1952	4	7653	N	N	9239 11TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	618470	0035	7/20/05	\$336,000	930	0	7	1955	3	7620	N	N	9708 PALATINE AV N
8	618470	0035	7/20/05	\$336,000	930	0	7	1955	3	7620	N	N	9708 PALATINE AV N
8	350110	0215	8/5/05	\$439,950	940	860	7	1972	3	4800	N	N	628 NW 88TH ST
8	926820	0136	8/28/03	\$272,000	950	440	7	1995	3	5000	N	N	9213 4TH AV NW
8	186240	0351	2/18/04	\$301,000	950	670	7	1947	4	5399	N	N	9213 8TH AV NW
8	350110	0255	9/17/03	\$292,000	970	430	7	1980	3	4700	N	N	607 NW 88TH ST
8	926820	0575	4/25/03	\$250,000	970	450	7	1940	3	5040	N	N	9040 7TH AV NW
8	158860	0085	11/13/03	\$329,000	980	590	7	1929	4	4215	N	N	820 NW 90TH ST
8	926820	0521	6/30/03	\$254,000	980	0	7	1950	3	7308	N	N	9003 6TH AV NW
8	617090	0159	2/11/04	\$223,500	990	0	7	1955	3	5331	N	N	219 NW 101ST ST
8	394190	0027	10/20/04	\$259,000	1010	0	7	1953	4	5000	N	N	9720 6TH AV NW
8	101400	0135	5/4/04	\$250,000	1030	0	7	1900	3	6321	N	N	9227 1ST AV NW
8	362603	9407	11/30/04	\$354,950	1040	440	7	2004	3	5001	N	N	114 N 101ST ST
8	362603	9409	11/17/04	\$350,000	1040	440	7	2004	3	5009	N	N	144 N 101ST ST
8	158860	0145	2/12/03	\$280,000	1040	560	7	1965	3	6788	N	N	9037 DIBBLE AV NW
8	781870	0135	4/11/03	\$273,500	1050	330	7	1991	3	1533	N	N	8521 9TH AV NW
8	330070	0361	12/9/04	\$330,000	1050	0	7	1960	4	4000	N	N	8747 18TH AV NW
8	926820	0315	2/11/04	\$425,000	1060	810	7	1927	5	8442	N	N	9209 7TH AV NW
8	094600	0005	5/16/05	\$336,500	1070	0	7	1927	3	4800	N	N	602 NW 87TH ST
8	781870	0410	5/21/03	\$289,950	1070	1070	7	1948	3	6000	N	N	8519 8TH AV NW
8	186240	0226	8/22/05	\$392,500	1070	0	7	1942	3	8130	N	N	9234 11TH AV NW
8	350210	0055	2/25/03	\$269,900	1080	0	7	1958	4	4800	N	N	336 NW 88TH ST
8	117200	0440	5/25/04	\$240,000	1100	0	7	1953	3	5950	N	N	9010 3RD AV NW
8	362603	9215	8/26/05	\$295,000	1130	0	7	1960	3	5000	N	N	208 NW 95TH ST
8	362603	9215	3/4/04	\$215,000	1130	0	7	1960	3	5000	N	N	208 NW 95TH ST
8	350160	0005	4/8/05	\$380,000	1130	1000	7	1956	5	7200	N	N	303 NW 90TH ST
8	330070	1530	8/5/05	\$435,000	1150	500	7	1961	3	5200	Y	N	8518 20TH AV NW
8	330070	1530	6/17/05	\$385,000	1150	500	7	1961	3	5200	Y	N	8518 20TH AV NW
8	330070	0620	12/27/05	\$440,000	1150	840	7	1981	3	4000	N	N	8711 16TH AV NW
8	751500	0149	10/7/03	\$319,950	1170	0	7	1950	4	3866	N	N	8711 14TH AV NW
8	618470	0155	9/3/03	\$290,000	1190	870	7	1961	3	7772	N	N	9727 2ND AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	394190	0028	4/19/05	\$358,000	1200	0	7	1932	4	11426	N	N	9715 4TH AV NW
8	186240	0305	10/6/03	\$334,710	1210	700	7	1991	3	5414	N	N	9202 9TH AV NW
8	663890	0420	9/2/03	\$340,000	1220	0	7	1942	3	6450	N	N	8526 10TH AV NW
8	158860	0015	1/27/05	\$340,000	1220	0	7	1960	3	5514	N	N	9047 8TH AV NW
8	350210	0005	9/6/05	\$449,000	1240	840	7	1925	4	4800	N	N	331 NW 89TH ST
8	362603	9405	8/11/03	\$355,000	1240	670	7	2003	3	4744	N	N	618 NW 97TH ST
8	362603	9181	8/5/03	\$355,000	1240	670	7	2003	3	4744	N	N	622 NW 97TH ST
8	291470	0345	3/7/05	\$285,500	1240	0	7	1986	3	3175	N	N	9542 2ND AV NW
8	291470	0210	3/10/04	\$325,000	1250	0	7	1972	5	6350	N	N	9536 1ST AV NW
8	362603	9214	4/22/04	\$252,000	1260	0	7	1973	3	5588	N	N	9521 2ND AV NW
8	291520	0065	1/24/03	\$281,756	1260	0	7	1927	3	5461	N	N	9748 PALATINE AV N
8	330070	0870	10/27/05	\$374,000	1270	0	7	1910	3	4000	N	N	8550 16TH AV NW
8	663890	0065	1/14/03	\$295,000	1280	860	7	1965	3	5200	N	N	8525 11TH AV NW
8	330070	1645	11/8/04	\$329,950	1280	0	7	1951	3	4000	N	N	8555 19TH AV NW
8	268810	0071	8/27/03	\$254,950	1280	0	7	1964	3	5400	N	N	9020 12TH AV NW
8	094500	0440	9/10/03	\$339,900	1330	810	7	1995	3	4600	N	N	312 NW 86TH ST
8	330070	0174	11/9/05	\$460,500	1350	0	7	1970	3	6800	N	N	8725 19TH AV NW
8	186240	0390	5/28/04	\$325,000	1350	0	7	1926	4	8160	N	N	9021 12TH AV NW
8	362603	9108	6/18/03	\$349,950	1350	950	7	2003	3	4912	N	N	9708 7TH AV NW
8	362603	9265	7/20/04	\$260,000	1370	0	7	1977	3	6350	N	N	9516 1ST AV NW
8	350160	0160	7/16/04	\$322,999	1380	0	7	1954	3	4800	N	N	327 NW 89TH ST
8	362603	9228	8/10/05	\$350,000	1380	0	7	1925	4	7015	N	N	9526 3RD AV NW
8	362603	9408	9/15/04	\$325,000	1420	0	7	2004	3	2509	N	N	120 N 101ST ST
8	362603	9411	8/24/04	\$324,950	1420	0	7	2004	3	1854	N	N	122 N 101ST ST
8	362603	9412	9/17/04	\$327,950	1420	0	7	2004	3	2052	N	N	124 N 101ST ST
8	362603	9413	9/23/04	\$324,950	1420	0	7	2004	3	1895	N	N	126 N 101ST ST
8	362603	9414	8/25/04	\$328,500	1420	0	7	2004	3	1707	N	N	128 N 101ST ST
8	362603	9416	9/22/04	\$330,000	1420	0	7	2004	3	2037	N	N	130 N 101ST ST
8	362603	9417	8/24/04	\$324,950	1420	0	7	2004	3	2002	N	N	132 N 101ST ST
8	362603	9410	8/24/04	\$324,950	1420	0	7	2004	3	1715	N	N	134 N 101ST ST
8	362603	9415	9/15/04	\$327,950	1420	0	7	2004	3	2581	N	N	136 N 101ST ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
8	291520	0135	11/15/04	\$342,000	1430	0	7	1939	3	8630	N	N	105 N 100TH ST	
8	926820	0435	6/9/05	\$385,000	1430	280	7	1981	3	4602	N	N	9006 8TH AV NW	
8	663890	0535	10/26/04	\$284,950	1440	0	7	1962	3	7725	N	N	1004 NW 87TH ST	
8	158860	0060	5/11/04	\$340,000	1460	340	7	1928	4	6788	N	N	9011 8TH AV NW	
8	618470	0175	4/26/03	\$291,000	1460	900	7	1966	3	7620	N	N	9703 2ND AV NW	
8	781870	0521	5/3/05	\$325,000	1470	0	7	1983	3	5040	N	N	8534 DIBBLE AV NW	
8	350110	0230	3/18/03	\$299,995	1480	0	7	1975	3	4800	N	N	612 NW 88TH ST	
8	350160	0150	7/2/04	\$388,000	1490	860	7	1988	3	4800	N	N	317 NW 89TH ST	
8	330070	0165	12/19/03	\$290,000	1510	0	7	1946	4	4000	N	N	8715 19TH AV NW	
8	270560	0061	12/10/04	\$299,000	1510	0	7	1963	4	5000	N	N	9531 7TH AV NW	
8	394190	0070	4/6/04	\$366,500	1540	940	7	1930	4	9000	N	N	9535 4TH AV NW	
8	618470	0100	6/14/05	\$374,950	1550	0	7	1979	3	7713	N	N	9726 1ST AV NW	
8	101400	0210	6/29/05	\$415,000	1560	0	7	1906	5	6858	N	N	9211 2ND AV NW	
8	292070	0065	1/23/04	\$365,000	1570	0	7	2001	3	6350	N	N	8728 PALATINE AV N	
8	926820	0495	7/2/04	\$436,000	1620	0	7	1926	5	4834	N	N	9041 6TH AV NW	
8	781870	0380	3/12/03	\$255,500	1680	0	7	1989	3	3000	N	N	8533 8TH AV NW	
8	330070	0185	3/14/05	\$454,000	1710	0	7	1928	3	4000	N	N	8735 19TH AV NW	
8	330070	1625	2/12/04	\$368,000	1850	1010	7	1931	3	4000	N	N	8537 19TH AV NW	
8	663890	0040	7/29/03	\$415,000	2050	600	7	1977	3	6000	N	N	8509 11TH AV NW	
8	926820	0373	6/10/03	\$450,000	2090	860	7	2002	3	5070	N	N	9248 8TH AV NW	
8	362603	9065	12/23/04	\$340,000	2180	330	7	1994	3	5022	N	N	116 N 101ST ST	
8	618470	0030	6/20/03	\$397,000	2210	0	7	1927	4	7620	N	N	9702 PALATINE AV N	
8	330070	0850	4/3/03	\$374,500	2300	0	7	2003	3	4000	N	N	8558 16TH AV NW	
8	101500	0035	7/23/04	\$315,000	2300	0	7	1994	3	5831	N	N	9030 3RD AV NW	
8	926820	0045	8/11/05	\$459,950	2310	0	7	2005	3	4972	N	N	9202 4TH AV NW	
8	926820	0046	8/1/05	\$464,450	2310	0	7	2005	3	4967	N	N	9206 4TH AV NW	
8	781870	0505	4/21/04	\$399,950	2480	0	7	2003	3	3000	N	N	8530 DIBBLE AV NW	
8	291470	0391	9/27/04	\$425,000	2580	0	7	2000	3	6350	N	N	9555 2ND AV NW	
8	330070	0160	5/13/04	\$389,950	1250	680	8	1979	3	4000	N	N	8711 19TH AV NW	
8	926820	0390	7/26/05	\$509,950	1480	1060	8	2005	3	5040	N	N	9045 7TH AV NW	
8	759570	0205	12/13/04	\$500,000	1720	0	8	1918	5	9920	N	N	8811 8TH AV NW	

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	186240	0298	6/26/03	\$391,000	1770	590	8	2003	3	5000	N	N	9210 9TH AV NW
8	186240	0450	12/19/03	\$399,950	1850	0	8	2003	3	6800	N	N	9008 14TH AV NW
8	186240	0450	11/11/04	\$400,000	1850	0	8	2003	3	6800	N	N	9008 14TH AV NW
8	663890	0101	2/20/04	\$377,500	1890	800	8	1930	4	3500	N	N	8547 11TH AV NW
8	617090	0170	12/9/05	\$435,000	1960	0	8	1940	4	5721	N	N	10002 3RD AV NW
8	330070	1615	5/15/03	\$427,950	2010	620	8	2002	3	4000	N	N	8531 19TH AV NW
8	781870	0400	12/9/03	\$350,000	2030	0	8	1990	3	6000	N	N	8527 8TH AV NW
8	330070	1080	10/14/05	\$500,000	2070	0	8	1956	3	4430	N	N	1614 NW 85TH ST
8	270560	0060	3/1/05	\$525,000	3170	0	8	1963	3	9504	N	N	9530 8TH AV NW
8	270560	0056	3/1/05	\$525,000	3170	0	8	1963	3	9648	N	N	9536 8TH AV NW
8	277660	0014	7/26/05	\$612,000	3840	0	8	1946	5	8618	N	N	8540 13TH AV NW

Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	010600	0100	5/10/05	\$118,380	Quit Claim Deed
2	010600	0371	3/23/05	\$19,789	Partial Interest Sale
2	010600	0371	3/9/05	\$19,600	Partial Interest Sale
2	010700	0015	10/28/05	\$385,000	Obsolescence>0
2	010700	0020	10/23/03	\$300,000	Obsolescence>0
2	010700	0050	1/20/05	\$293,000	Obsolescence>0
2	010700	0105	3/28/05	\$485,000	Diagnostic Outlier
2	010700	0114	3/19/03	\$265,000	Diagnostic Outlier
2	010800	0105	4/29/03	\$317,000	Obsolescence>0
2	010800	0110	5/17/04	\$330,000	Segregation and/or Merger
2	010800	0115	5/17/04	\$330,000	Segregation and/or Merger
2	010800	0116	6/29/05	\$309,950	Statement to DOR
2	010800	0120	6/24/05	\$525,000	Obsolescence>0
2	010800	0130	6/24/05	\$1,006,000	Obsolescence>0
2	074800	0135	3/20/03	\$117,700	Quit Claim Deed
2	074800	0205	6/8/04	\$280,000	More than 1 Imp
2	074800	0245	6/23/03	\$67,293	Non Representative Sale
2	074800	0275	6/27/05	\$68,662	Partial Interest Sale
2	076700	0134	12/23/04	\$93,526	Quit Claim Deed
2	076700	0225	6/17/04	\$97,693	Quit Claim Deed
2	092400	0005	9/13/04	\$255,000	Imp Characteristics Changed Since Sale
2	092400	0035	8/5/04	\$260,000	No Market Exposure
2	113900	0235	3/20/03	\$83,000	Partial Interest Sale
2	113900	0279	9/16/03	\$352,000	Imp Characteristics Changed Since Sale
2	113900	0544	8/24/05	\$199,973	Quit Claim Deed
2	186240	0072	11/3/03	\$185,000	DOR Ratio
2	186240	0121	12/4/03	\$147,500	Related Party, Friend, or Neighbor
2	186240	0126	12/1/05	\$500,000	Diagnostic Outlier
2	198020	0204	9/24/03	\$439,000	Imp Characteristics Changed Since Sale
2	198020	0290	8/11/04	\$268,000	Imp Characteristics Changed Since Sale
2	198020	0371	7/6/04	\$355,000	More than 1 Imp
2	201630	0041	1/16/03	\$140,000	Partial Interest Sale
2	201630	0046	9/30/05	\$51,500	DOR Ratio
2	201630	0061	10/21/03	\$280,000	Imp Characteristics Changed Since Sale
2	226900	0050	3/10/05	\$425,000	Related Party, Friend, or Neighbor
2	228400	0015	10/7/04	\$325,000	No Market Exposure
2	228400	0020	11/8/04	\$315,000	No Market Exposure
2	228400	0025	10/4/04	\$300,000	No Market Exposure
2	242603	9106	1/6/04	\$228,500	Imp Characteristics Changed Since Sale
2	242603	9162	10/21/03	\$64,584	Quit Claim Deed
2	242603	9280	9/29/04	\$365,500	Percent Complete<100%
2	247450	0035	7/7/04	\$305,000	Imp Characteristics Changed Since Sale
2	287460	0140	12/14/04	\$338,600	Obsolescence>0
2	287460	0350	5/27/04	\$329,000	Imp Characteristics Changed Since Sale
2	362603	9079	9/20/05	\$378,000	More than 1 Imp

Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	362603	9144	8/10/05	\$165,097	Partial Interest Sale
2	362603	9204	6/21/05	\$150,958	Quit Claim Deed
2	362603	9205	10/27/04	\$120,977	Partial Interest Sale
2	362603	9241	4/22/05	\$440,000	Obsolescence>0
2	362603	9247	2/4/05	\$226,000	More than 1 Imp
2	391840	0180	9/17/04	\$250,000	Imp Characteristics Changed Since Sale
2	440320	0265	11/11/03	\$198,000	No Market Exposure
2	504980	0020	1/7/04	\$249,950	Imp Characteristics Changed Since Sale
2	515120	0095	6/6/05	\$320,000	Imp Characteristics Changed Since Sale
2	530320	0040	3/24/03	\$300,000	Imp Characteristics Changed Since Sale
2	552260	0075	6/24/05	\$419,000	Relocation - Sale to Service
2	552260	0115	10/6/03	\$225,000	No Market Exposure
2	552260	0200	11/17/03	\$140,000	Corporate Affiliates
2	615490	0010	3/19/04	\$54,473	Quit Claim Deed
2	616690	0060	5/19/03	\$209,000	Estate Administrator, Guardian, or Executor
2	616690	0084	1/5/04	\$253,100	Imp Characteristics Changed Since Sale
2	638050	0091	6/22/05	\$347,000	More than 1 Imp
2	676620	0020	2/11/04	\$298,000	Imp Characteristics Changed Since Sale
2	682410	0005	10/13/05	\$500,000	Obsolescence>0
2	682410	0140	3/30/05	\$500,000	More than 1 Imp
2	682410	0205	11/26/03	\$96,671	Quit Claim Deed
2	687780	0040	9/7/05	\$470,000	Characteristics do not match sale
2	730890	0040	6/24/05	\$465,000	1031 Tax Exchange
2	730890	0200	10/28/05	\$51,300	Quit Claim Deed
2	730890	0330	3/12/03	\$105,750	Partial Interest Sale
2	730890	0385	2/28/03	\$320,000	Imp Characteristics Changed Since Sale
2	730890	0500	8/11/03	\$220,000	Non Representative Sale
2	730890	0530	3/25/04	\$330,000	Imp Characteristics Changed Since Sale
2	730890	0545	6/17/04	\$387,000	Related Party, Friend, or Neighbor
2	730890	0635	9/9/04	\$296,950	Imp Characteristics Changed Since Sale
2	730940	0020	10/24/03	\$315,000	Imp Characteristics Changed Since Sale
2	730940	0020	10/19/05	\$400,000	Bankruptcy - Receiver or Trustee
2	741420	0015	8/12/04	\$331,500	Relocation - Sale to Service
2	792260	0020	3/31/04	\$121,505	Quit Claim Deed
2	891050	0517	8/18/05	\$575,000	Characteristics do not match sale
2	891050	0570	2/14/03	\$299,950	Relocation - Sale to Service
2	891050	0625	6/14/05	\$595,000	Characteristics do not match sale
2	914410	0006	8/23/05	\$450,000	Obsolescence>0
2	914410	0017	12/23/03	\$250,000	DOR Ratio
2	914410	0087	10/26/05	\$500,000	Imp Characteristics Changed Since Sale
2	914410	0126	1/15/03	\$277,000	Imp Characteristics Changed Since Sale
2	914410	0157	11/10/03	\$259,950	Non Representative Sale
2	914410	0195	9/29/05	\$367,500	Relocation - Sale to Service
2	914410	0285	1/4/05	\$15,174	Partial Interest Sale
2	914410	0287	12/26/03	\$320,000	Relocation - Sale to Service

Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	914410	0326	10/27/04	\$725,000	Non Representative Sale
2	914410	0338	4/14/04	\$147,619	Quit Claim Deed
2	914410	0385	11/30/04	\$282,700	Imp Characteristics Changed Since Sale
2	914410	0388	2/5/03	\$75,411	DOR Ratio
2	915760	0085	3/25/05	\$357,500	1031 Tax Exchange
2	949820	0056	10/16/03	\$240,000	Imp Characteristics Changed Since Sale
2	949820	0056	6/16/03	\$100,000	Imp Characteristics Changed Since Sale
2	949820	0065	12/9/04	\$325,000	Imp Characteristics Changed Since Sale
4	178550	0063	8/15/03	\$133,498	Partial Interest Sale
4	178550	0149	2/25/03	\$220,000	Diagnostic Outlier
4	192604	9085	8/19/05	\$379,900	Characteristics do not match sale
4	291620	0048	9/1/05	\$14,266	Partial Interest Sale
4	614010	0185	2/10/03	\$76,762	DOR Ratio
4	614010	0205	12/10/03	\$250,000	Unfinished Area>0
4	614010	0570	5/13/03	\$248,000	Imp Characteristics Changed Since Sale
4	614010	0609	7/22/03	\$269,950	Unfinished Area>0
4	614010	0920	11/20/03	\$340,000	Imp Characteristics Changed Since Sale
4	614060	0040	11/26/04	\$172,500	Estate Administrator, Guardian, or Executor
4	614060	0049	11/9/04	\$159,861	Quit Claim Deed
4	614060	0100	11/19/03	\$333,000	No Market Exposure
4	614060	0210	4/19/04	\$65,412	Quit Claim Deed
4	614060	0295	1/5/04	\$220,000	Quit Claim Deed
4	614060	0315	1/19/05	\$250,000	Related Party, Friend, or Neighbor
4	614110	0185	9/20/03	\$117,186	Related Party, Friend, or Neighbor
4	614110	0355	10/28/03	\$300,000	Imp Characteristics Changed Since Sale
4	614110	0515	12/5/04	\$144,500	Non Representative Sale
4	614110	0530	8/18/04	\$270,000	Imp Characteristics Changed Since Sale
4	614110	0655	8/23/04	\$68,182	Quit Claim Deed
4	614110	0655	11/18/05	\$94,735	Quit Claim Deed
4	614110	0830	9/15/04	\$86,350	Partial Interest Sale
4	614160	0029	4/21/03	\$269,950	Imp Characteristics Changed Since Sale
4	614160	0121	12/1/03	\$135,000	DOR Ratio
4	614160	0225	3/5/03	\$214,500	No Market Exposure
4	637850	0345	1/16/04	\$304,000	Imp Characteristics Changed Since Sale
4	701720	0005	3/10/04	\$230,000	Imp Characteristics Changed Since Sale
4	701720	0065	7/7/04	\$279,000	Imp Characteristics Changed Since Sale
4	891100	0080	6/24/03	\$210,000	DOR Ratio
5	030600	0410	4/14/03	\$208,000	Imp Characteristics Changed Since Sale
5	030600	0439	5/17/05	\$319,500	Characteristics do not match sale
5	078900	0205	8/29/05	\$490,000	Diagnostic Outlier
5	078900	0280	4/10/03	\$288,000	Unfinished Area>0
5	078900	0323	9/14/03	\$80,000	DOR Ratio
5	078900	0335	10/8/03	\$320,000	Obsolescence>0
5	130630	0130	3/17/03	\$140,148	No Market Exposure
5	130630	0130	5/9/03	\$149,900	Bankruptcy - Receiver or Trustee

Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	130630	0135	5/13/04	\$263,620	Quit Claim Deed
5	152930	0095	12/20/05	\$717,900	Diagnostic Outlier
5	152930	0160	11/15/05	\$378,560	More than 1 Imp
5	152930	0225	10/22/03	\$148,500	DOR Ratio
5	152930	0240	5/4/04	\$105,000	Non Representative Sale
5	152930	0305	2/24/03	\$225,000	Diagnostic Outlier
5	153230	0120	6/24/04	\$285,000	Imp Characteristics Changed Since Sale
5	174770	0075	1/17/03	\$239,000	Imp Characteristics Changed Since Sale
5	174770	0080	1/29/03	\$214,000	Imp Characteristics Changed Since Sale
5	229140	0185	12/23/04	\$340,000	Obsolescence>0
5	229140	0195	5/5/04	\$307,000	Imp Characteristics Changed Since Sale
5	229140	0676	9/26/05	\$470,000	Obsolescence>0
5	229140	0715	10/21/05	\$119,490	DOR Ratio
5	229140	0755	9/1/05	\$355,000	Obsolescence>0
5	291720	0051	11/25/03	\$298,200	Imp Characteristics Changed Since Sale
5	291720	0240	6/30/04	\$399,950	Segregation and/or Merger
5	291720	0501	2/27/04	\$100,000	Non Representative Sale
5	312604	9190	6/1/04	\$406,000	More than 1 Imp
5	312604	9194	12/12/03	\$110,576	Partial Interest Sale
5	312604	9260	2/17/04	\$130,650	Partial Interest Sale
5	312604	9269	8/18/04	\$68,204	Partial Interest Sale
5	312604	9296	10/18/05	\$411,000	Estate Administrator, Guardian, or Executor
5	312604	9448	12/27/05	\$451,000	Percent Complete<100%
5	364510	0175	6/13/03	\$70,623	Quit Claim Deed
5	604640	0145	11/26/04	\$195,000	More than 1 Imp
5	604640	0215	1/23/03	\$130,000	No Market Exposure
5	604640	0490	8/27/04	\$265,000	Obsolescence>0
5	604640	0695	10/19/04	\$250,000	Related Party, Friend, or Neighbor
5	604640	0755	5/10/05	\$369,000	Relocation - Sale to Service
5	604640	1000	9/12/05	\$349,950	More than 1 Imp
5	614560	0275	2/23/04	\$229,950	Imp Characteristics Changed Since Sale
5	614560	0300	10/14/04	\$300,000	Non Representative Sale
5	614560	0311	6/30/04	\$13,000	Quit Claim Deed
5	614560	0311	9/25/04	\$192,000	Diagnostic Outlier
5	614560	0370	8/26/03	\$218,000	Imp Characteristics Changed Since Sale
5	614560	0420	9/1/05	\$450,000	Diagnostic Outlier
5	614560	0545	5/10/04	\$295,000	Segregation and/or Merger
5	614560	0805	2/6/04	\$284,000	More than 1 Imp
5	614560	1025	9/13/04	\$175,500	Imp Characteristics Changed Since Sale
5	614560	1190	11/22/05	\$472,000	More than 1 Imp
5	614560	1190	12/28/04	\$319,950	More than 1 Imp
5	614560	1289	1/10/03	\$190,000	No Market Exposure
5	614560	1350	6/25/05	\$70,739	Quit Claim Deed
5	614560	1400	4/19/04	\$57,780	Non Representative Sale
5	614560	1457	9/10/03	\$150,767	Quit Claim Deed

Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	614560	1635	7/6/05	\$262,500	Unfinished Area>0
5	614560	1670	4/29/03	\$225,000	Imp Characteristics Changed Since Sale
5	614560	1875	8/18/05	\$100,000	Partial Interest Sale
5	614560	1875	11/17/03	\$330,000	Obsolescence>0
5	614560	2020	5/7/03	\$140,000	Related Party, Friend, or Neighbor
5	614560	2140	7/24/03	\$57,151	Quit Claim Deed
5	614560	2159	12/3/03	\$130,000	DOR Ratio
5	614560	2185	12/19/05	\$375,500	Unfinished Area>0
5	614560	2385	9/16/04	\$319,000	More than 1 Imp
5	614560	2425	12/9/03	\$184,000	No Market Exposure
5	614560	2591	8/12/04	\$190,000	Non Representative Sale
5	614560	2830	11/2/05	\$95,000	Related Party, Friend, or Neighbor
5	643150	0072	10/11/05	\$500,000	Diagnostic Outlier
5	643150	0181	12/15/03	\$280,000	Government Agency
5	643150	0295	2/23/04	\$70,246	Partial Interest Sale
5	643150	0354	1/6/05	\$385,000	More than 1 Imp
5	891100	0450	8/28/03	\$259,500	Imp Characteristics Changed Since Sale
5	891100	0460	5/27/03	\$325,000	Imp Characteristics Changed Since Sale
5	926670	0130	6/8/04	\$30,125	Quit Claim Deed
5	926670	0175	11/25/03	\$86,345	Quit Claim Deed
5	926670	0195	6/14/05	\$447,000	More than 1 Imp
5	926670	0685	6/16/04	\$266,255	Estate Administrator, Guardian, or Executor
5	926670	0719	7/17/03	\$273,000	Unfinished Area>0
5	926670	0895	9/15/05	\$350,000	Imp Characteristics Changed Since Sale
5	926670	1085	10/8/04	\$250,000	Imp Characteristics Changed Since Sale
5	946520	0115	7/11/03	\$185,000	No Market Exposure
5	946520	0250	6/2/05	\$335,000	More than 1 Imp
5	946520	0345	5/14/03	\$265,000	Imp Characteristics Changed Since Sale
5	946520	0475	9/9/04	\$395,000	Segregation and/or Merger
8	053400	0015	2/22/05	\$62,500	Quit Claim Deed
8	094500	0240	6/13/05	\$448,000	Imp Characteristics Changed Since Sale
8	094500	0240	12/29/04	\$300,000	Imp Characteristics Changed Since Sale
8	094500	0340	11/2/05	\$495,000	Characteristics do not match sale
8	094500	0390	5/13/04	\$355,000	1031 Tax Exchange
8	094500	0430	6/27/03	\$237,000	Imp Characteristics Changed Since Sale
8	094500	0500	9/15/04	\$216,000	Related Party, Friend, or Neighbor
8	094500	0540	9/22/03	\$274,950	Unfinished Area>0
8	101400	0070	3/17/05	\$160,000	Non Representative Sale
8	117200	0175	6/23/03	\$170,000	No Market Exposure
8	158860	0066	6/10/03	\$197,000	Related Party, Friend, or Neighbor
8	158860	0066	3/5/03	\$157,920	Estate Administrator, Guardian, or Executor
8	186240	0195	2/20/03	\$210,000	Diagnostic Outlier
8	186240	0271	4/16/04	\$335,000	Related Party, Friend, or Neighbor
8	186240	0290	8/12/03	\$216,107	Imp Characteristics Changed Since Sale
8	186240	0331	5/19/03	\$245,000	Questionable per Appraisal

Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	186240	0435	7/10/03	\$47,000	Quit Claim Deed
8	211770	0015	12/6/04	\$290,000	Related Party, Friend, or Neighbor
8	211770	0015	7/25/05	\$550,000	Characteristics do not match sale
8	211770	0075	1/14/03	\$70,991	Partial Interest Sale
8	211770	0090	1/22/03	\$270,000	Imp Characteristics Changed Since Sale
8	250800	0045	9/28/04	\$226,000	Imp Characteristics Changed Since Sale
8	250800	0125	3/22/04	\$210,000	Non Representative Sale
8	250800	0165	7/7/05	\$295,000	Related Party, Friend, or Neighbor
8	268810	0130	12/28/05	\$459,000	Diagnostic Outlier
8	268810	0135	11/28/05	\$615,000	Diagnostic Outlier
8	270560	0061	11/7/03	\$245,000	Imp Characteristics Changed Since Sale
8	270560	0083	8/29/03	\$210,000	Related Party, Friend, or Neighbor
8	277660	0003	3/30/05	\$142,770	Partial Interest Sale
8	277660	0011	9/3/03	\$285,000	Imp Characteristics Changed Since Sale
8	277660	0035	10/27/03	\$310,000	More than 1 Imp
8	277660	0055	12/19/03	\$400,000	Segregation and/or Merger
8	291470	0165	9/4/03	\$164,500	Diagnostic Outlier
8	291470	0380	1/3/05	\$95,333	DOR Ratio
8	292070	0041	3/4/03	\$133,767	Related Party, Friend, or Neighbor
8	292070	0140	10/1/04	\$147,500	No Market Exposure
8	292070	0170	1/16/04	\$250,000	No Market Exposure
8	292070	0175	9/24/03	\$152,000	Imp Characteristics Changed Since Sale
8	330070	0165	5/25/04	\$115,029	Related Party, Friend, or Neighbor
8	330070	0575	9/24/04	\$266,500	Imp Characteristics Changed Since Sale
8	330070	0620	7/24/03	\$307,500	Imp Characteristics Changed Since Sale
8	330070	0680	6/28/04	\$165,000	Non Representative Sale
8	330070	1020	4/14/03	\$87,713	Quit Claim Deed
8	330070	1460	11/10/03	\$115,000	Quit Claim Deed
8	330070	1470	10/19/04	\$80,001	Quit Claim Deed
8	330070	1505	1/24/05	\$510,000	More than 1 Imp
8	350110	0140	7/6/04	\$285,000	Imp Characteristics Changed Since Sale
8	350110	0215	3/22/04	\$235,000	Quit Claim Deed
8	350160	0095	9/8/03	\$220,000	More than 1 Imp
8	350160	0095	2/25/03	\$160,000	More than 1 Imp
8	350160	0100	7/21/05	\$405,000	Characteristics do not match sale
8	350160	0145	8/25/05	\$325,000	Unfinished Area>0
8	362603	9070	10/13/04	\$272,000	Obsolescence>0
8	362603	9298	11/2/04	\$30,363	DOR Ratio
8	362603	9356	2/26/03	\$329,000	Obsolescence>0
8	394190	0027	2/9/04	\$343,000	Segregation and/or Merger
8	394190	0055	1/24/03	\$200,000	Diagnostic Outlier
8	394190	0060	1/30/03	\$237,000	Diagnostic Outlier
8	618470	0075	12/24/03	\$200,000	Related Party, Friend, or Neighbor
8	618470	0075	2/8/05	\$111,368	DOR Ratio
8	618470	0200	2/12/03	\$228,000	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	638250	0015	9/10/04	\$455,000	Obsolescence>0
8	638250	0020	3/4/04	\$465,100	Obsolescence>0
8	638250	0060	7/22/03	\$468,000	Obsolescence>0
8	638250	0065	10/16/05	\$700,000	Quit Claim Deed
8	638250	0065	10/16/05	\$700,000	Obsolescence>0
8	638410	0010	10/29/04	\$445,230	Related Party, Friend, or Neighbor
8	663890	0040	8/22/05	\$589,990	Diagnostic Outlier
8	663890	0080	3/3/03	\$80,000	Non Representative Sale
8	663890	0430	9/11/03	\$230,000	Percent Complete<100%
8	663890	0535	9/16/05	\$397,400	Characteristics do not match sale
8	759570	0060	10/16/03	\$150,000	Imp Characteristics Changed Since Sale
8	759570	0160	6/30/05	\$370,800	More than 1 Imp
8	759570	0190	12/13/04	\$24,602	Quit Claim Deed
8	759570	0190	10/13/05	\$24,602	Quit Claim Deed
8	781870	0180	6/13/05	\$372,800	Characteristics do not match sale
8	781870	0500	7/22/03	\$253,000	Segregation and/or Merger
8	926820	0031	5/23/03	\$235,450	Imp Characteristics Changed Since Sale
8	926820	0116	7/29/04	\$270,000	Imp Characteristics Changed Since Sale
8	926820	0130	12/30/03	\$159,000	Non Representative Sale
8	926820	0480	5/2/03	\$346,500	Obsolescence>0
8	926820	0515	3/10/04	\$28,469	Quit Claim Deed
8	926820	0560	11/23/04	\$285,000	Related Party, Friend, or Neighbor
8	926820	0641	2/26/04	\$94,118	Related Party, Friend, or Neighbor
8	926820	0711	1/7/05	\$86,129	DOR Ratio
8	926820	0720	6/25/03	\$77,035	Related Party, Friend, or Neighbor



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr